



PUBLIC HEARING INFORMATION PACKAGE

This "Public Hearing Information Package" has been compiled to provide information pertaining to the subject property.

Public Hearing Date: **January 20, 2025**

Subject Property: 9023 Cedar Street

Planning File: OCP23-008 & R20-032

If you have questions regarding this information, please contact Planning at (604) 820-3748 or planning@mission.ca.

(Project File: P2020-100)

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CITY OF MISSION

BYLAW 6275-2024-5670(48)

A Bylaw to amend "District of Mission
Official Community Plan Bylaw 5670-2017"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, adopt one or more community plans for one or more areas;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Official Community Plan Bylaw 5670-2017" and amended same from time to time;

AND WHEREAS the Council deems it desirable and in the public interest to further amend the Official Community Plan Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Official Community Plan Amending Bylaw 6275-2024-5670(48)."
2. "District of Mission Official Community Plan Bylaw 5670-2017" as amended, is hereby further amended by:
 - a) redesignating portions of the property located at 9023 Cedar Street and legally described as:

Parcel Identifier: 004-339-398
Parcel "L" (Reference Plan 3302) Of The South East Quarter Section
32 Township 17 Except: Part Subdivided By Plan 32567, New
Westminster District

from *Attached Multi-unit Residential* to *Neighbourhood Centre* as shown on
Schedule 1 attached to and forming part of this Bylaw; and
 - b) amending the official community plan maps accordingly.

READ A FIRST TIME this 18th day of March, 2024

READ A SECOND TIME this 18th day of November, 2024

COUNCIL CONSIDERATION OF SECTION 477 OF
THE *LOCAL GOVERNMENT ACT* given this 18th day of November, 2024

PUBLIC HEARING held this ___ day of ___, 202~~4~~

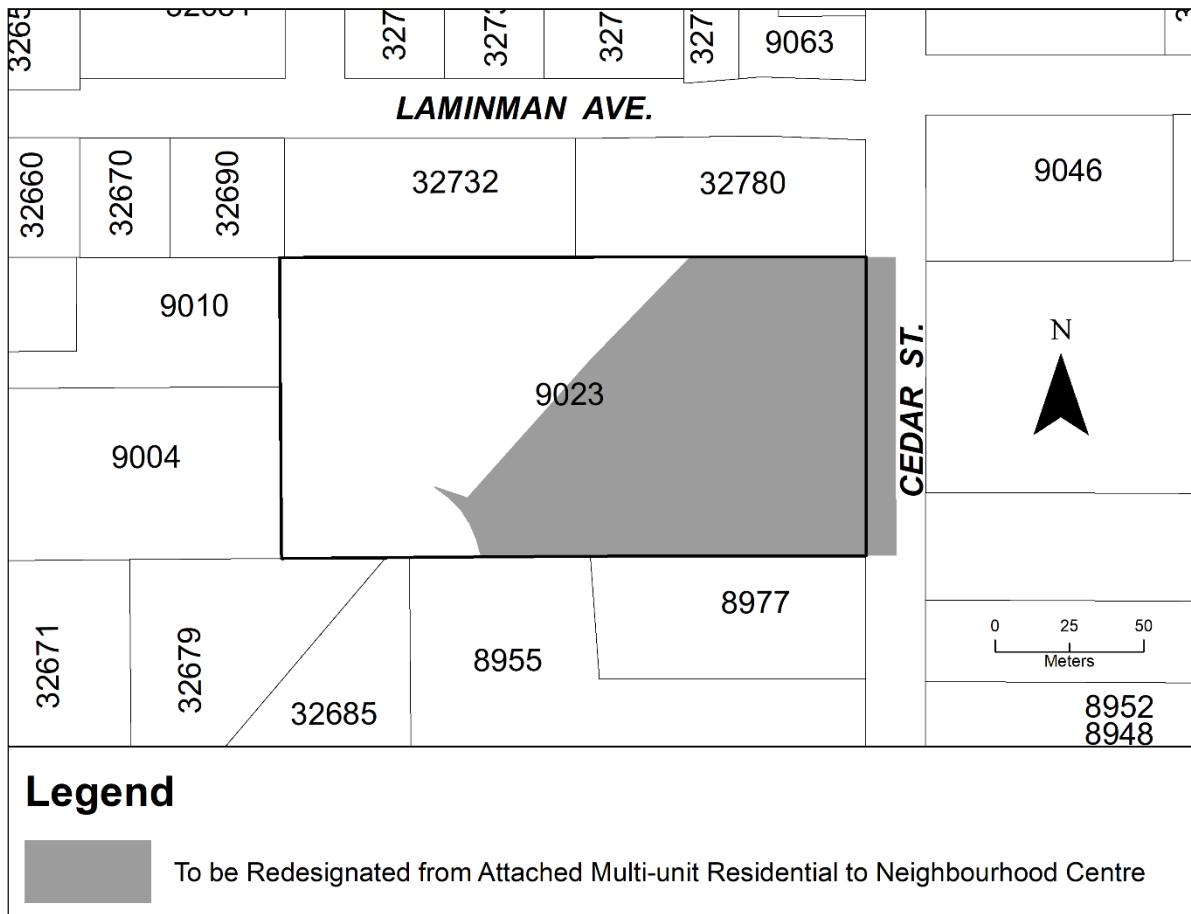
READ A THIRD TIME this ___ day of ___, 202~~4~~

ADOPTED this ___ day of ___, 202~~x~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1



CITY OF MISSION

BYLAW 6276-2024-5949(153)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6276-2024-5949(153)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) Rezoning portions of the property located at 9023 Cedar Street and legally described as:

Parcel Identifier: 004-339-398
Parcel "L" (Reference Plan 3302) Of The South East Quarter Section
32 Township 17 Except: Part Subdivided By Plan 32567, New
Westminster District

from Suburban 20 (S20) Zone to Neighbourhood Centre One (NC1) Zone and
Institutional Parks Recreation and Civic (IPRC) Zone, as identified in Schedule 1
attached to and forming part of this bylaw; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this 18th day of November, 2024

READ A SECOND TIME this 18th day of November, 2024

READ A THIRD TIME this ___ day of ___, 202~~x~~

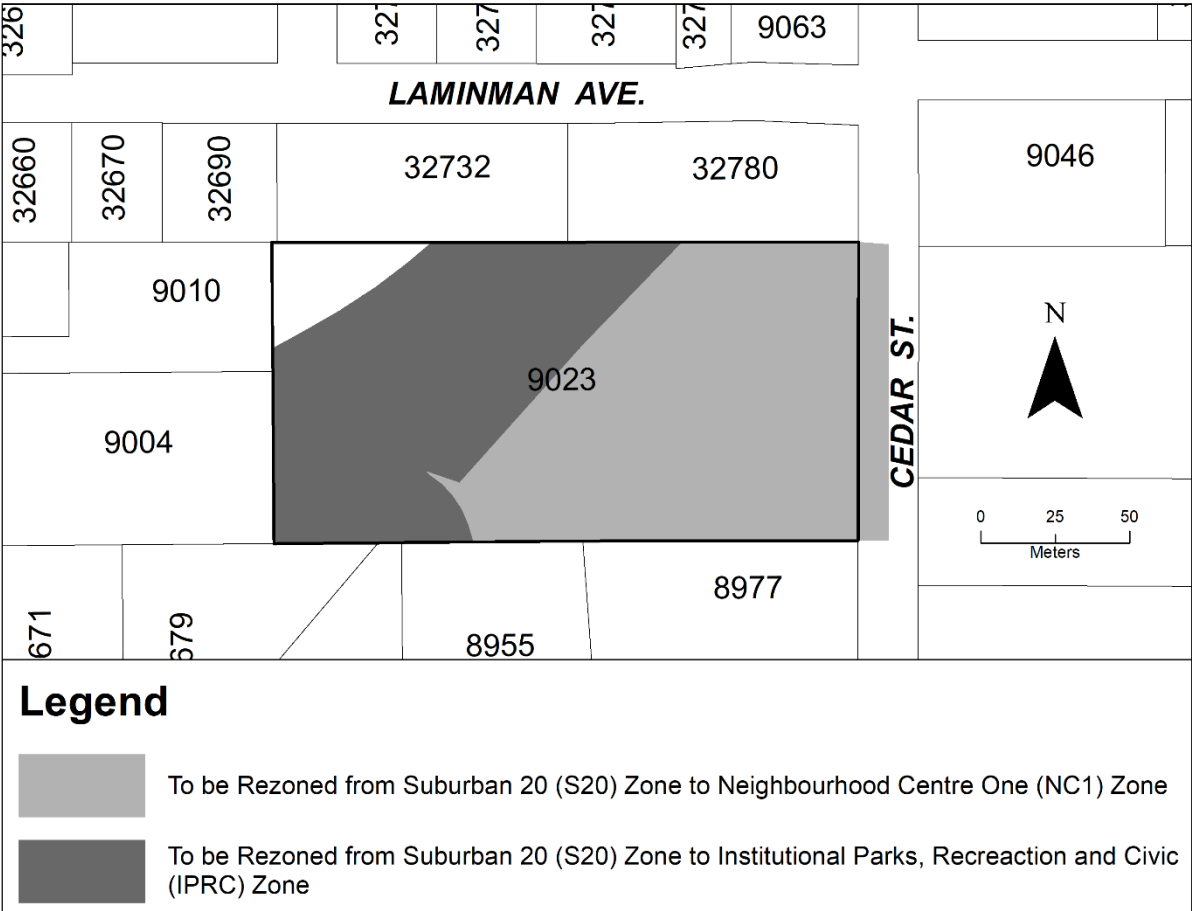
PUBLIC HEARING held this ___ day of ___, 202~~x~~

ADOPTED this __ day of ___, 202~~x~~

PAUL HORN
MAYOR

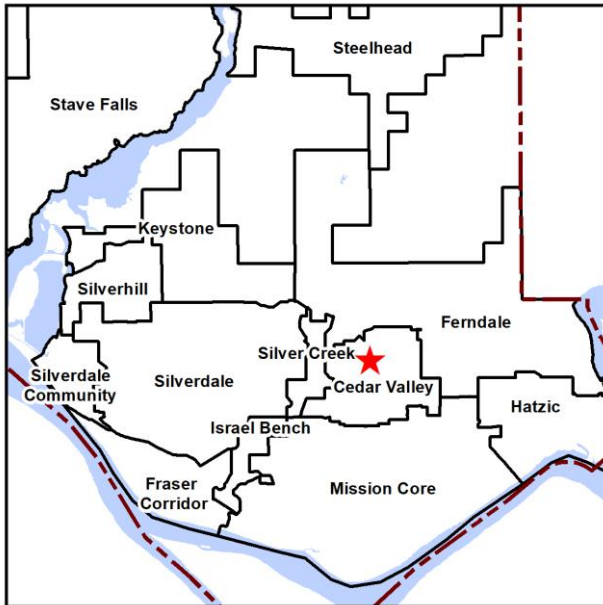
JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1



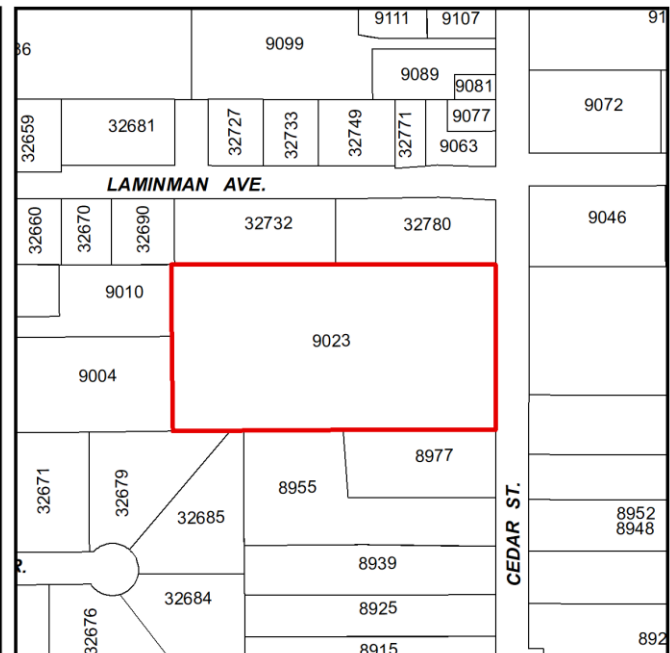
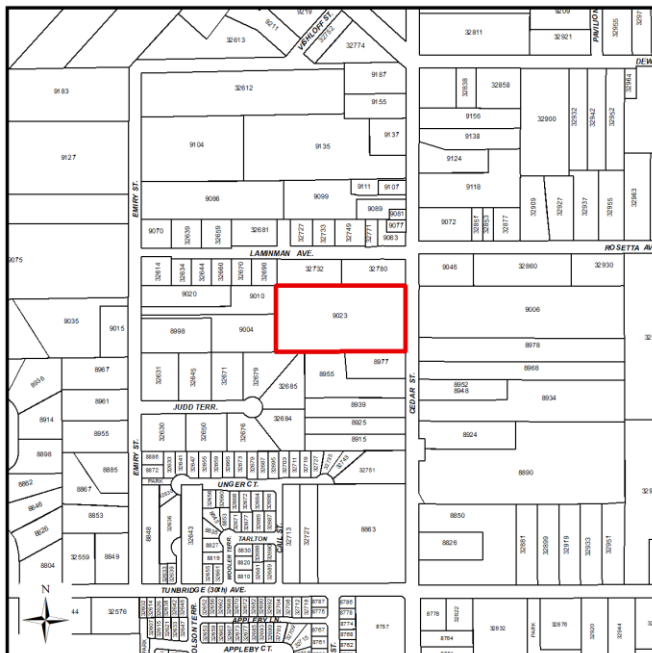
Project: P2020-100
Application Numbers: OCP23-008 R20-032

Subject: Development Application – 9023 Cedar Street



DATE: March 18, 2024
BYLAW / PERMIT #: 6275-2024-5670(48)
PROPERTY ADDRESS: **9023 Cedar Street**
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Neighbourhood Centre One (NC1) and Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP: Attached Multi-unit Residential and Protected Natural Assets
PROPOSED OCP: Neighbourhood Centre and Protected Natural Assets
PROPOSAL:

To amend the OCP to redesignate a portion of the site to permit a mixed-use building containing 159 residential units and approximately 12 commercial units.



Recommendation(s)

1. That OCP Amending Bylaw 6275-2024-5670(48) to redesignate portions of 9023 Cedar Street from *Attached Multi-unit Residential* to *Neighbourhood Centre* be considered for first reading; and
2. That, upon due consideration of Section 475 of the *Local Government Act*, referrals go forward for development application file OCP23-008 in accordance with Council Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of the Section.

Rationale of Recommendation(s)

- Changing the Official Community Plan (OCP) designation from Attached Multi-unit Residential to Neighbourhood Centre will allow a different set of permitted uses on this site. Primarily, the amendment will allow for the construction of a significant commercial component. The Cedar Valley neighbourhood is currently lacking in commercial uses and this development could serve the community in this regard. See **Attachment A** for a map of the proposed OCP amendment.
- With this amendment, the maximum permitted density will be increased from the 1.5 floor space ratio (FSR) offered by Attached Multi-unit Residential, to the 2.0 FSR offered by Neighbourhood Centre. This will allow for the creation of more housing units that could add to the community's housing supply. The maximum heights permitted are the same for both designations (six-storeys with density bonusing).
- A portion of the property is designated as Protected Natural Assets (PNA) which is meant to identify an area of natural value and exclude it from development and provide environmental conservation. The project respects this boundary and proposes no development within the PNA designated area.
- Provincial legislation stipulates that during the amendment of an official community plan, a local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected and that such consultation under this section is in addition to the public hearing.

Purpose

While the purpose of this report is to introduce the OCP Amending Bylaw to Council for first reading and to initiate requisite external referrals of the Bylaw as per Council LAN.47, the intent of the amendment is to accommodate a subsequent and corresponding application to rezone the subject lands to Neighbourhood Centre One Zone (NC1) and Institutional Parks, Recreation and Civic Zone (IPRC).

The purpose of redesignating the portion of Attached Multi-unit Residential to Neighbourhood Centre is to allow the construction of mixed-use building containing 159 residential units and approximately 12 commercial units. The Attached Multi-unit Residential designation would not have allowed a commercial component or this level of base density. See **Attachment B** for the proposed site plan and building renderings.

Once referral feedback has been gathered and reviewed by staff, a subsequent report will be prepared providing additional detail on the proposed OCP amendment and the corresponding rezoning for all of the site. This report will include a general overview of the form and character of the development as provided in the development permit application.

Site Characteristics and Context

Applicant

- Trio Architecture Inc.

Property Size

- The property is approximately 2 ha (4.97 acre).
- The property is currently developed with a single-family home and an accessory building. The site is fairly flat. A watercourse bisects the property.

Neighbourhood Character

- The subject property is located within the Cedar Valley neighbourhood. The property to the north, as well as all the properties surrounding the Laminman and Cedar intersection, are designated as Neighbourhood Centre but have yet to develop to the potential prescribed by the OCP. The two properties immediately to the south contain Valley Christian School and are designated as Institutional. To the southwest of the site sits a pocket of properties designated as Suburban Residential along Judd Terrace. The other properties surrounding the site are generally designated as either Attached Multi-unit Residential or PNA.

Environmental Protection

- The property contains a large area designated as PNA. No development is proposed or permitted within the PNA area.
- A preliminary bio-inventory and riparian area protection regulation (RAPR) assessment were prepared for the site. Revisions for the RAPR assessment will be required as part of the development process.

Referrals

Engineering Department:	The Engineering Department has noted concerns regarding the underdeveloped nature of the area. Accessing the site presents challenges considering the amount of traffic on Cedar Street and the lack of secondary access to Laminman Ave. Significant road and pedestrian corridor improvements should be expected and required. It is possible these upgrades may have an adverse impact on the access of neighbouring lots. See Attachment C .
Building Division:	No concerns.
Finance Department:	The Finance Department has noted that a portion of a planned DCC project may need to be advanced in order to accommodate the project. See the Financial Implications section below.
Mission Fire Rescue Service:	No concerns.

Development Considerations

Neighbourhood Engagement

A neighbourhood engagement session was held for this project on January 24, 2024, at the Valley Christian School adjacent to the site. Staff did not attend the event; however, the developer provided a written summary of the meeting. They stated 22 people were in attendance and that everyone present

“were very happy that a substantial amount of commercial space was finally coming to Cedar Valley”. Questions were raised about traffic, pedestrian safety, and being neighbours with the school. Overall, the developers believe it was a successful event. See **Attachment D** for the developer’s summary of the session.

Housing Agreement

A housing agreement is being proposed as part of the development. The developer will guarantee 16 of the 159 residential units as affordable rental units. The rates will be according to the Housing Income Limits (HILs) rates and the length of the agreement will be 80 years. In return, the developer will be seeking an increase in permitted building height and a reduced parking standard for the affordable rental units. More information on this agreement will be presented in subsequent reports.

Northwest Area of the Property

There is a small portion of land in the northwest corner of the property that is designated as Attached Multi-unit Residential and that the applicant does not want to develop at this time. It is landlocked by several neighbouring properties and separated from the development site by a substantial PNA area. The owners may sell or develop it in the future. The developer does not wish to redesignate or rezone it at this time and so it is excluded from this amendment.

Financial Implications

When an application is made to amend the OCP, Section 477 of the Local Government Act requires that Council consider the amendment in conjunction with the City’s financial plan.

This application may require a portion of a planned DCC project on Cedar Street to be advanced a few years. Improvements will include a requirement to dedicate 4.0 m of property across the entire Cedar Street frontage, construct half road improvements to an arterial road standard, and modify the travel lanes with interim paint to create an opposing left turn lane.

The applicant has committed to dedicate the required 4.0 m of property across the frontage and to construct the improvements requested by the City in exchange for the OCP amendment.

Although the planned improvements on the subject property will increase the demand for services, it will also increase the taxable value of the property, therefore; no negative impact to the operating budget as a result of this OCP Amendment is anticipated.

Communication

Communication action on this application is in accordance with City of Mission Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*. Specifically, the applicant is required to post a development notification sign at the site.

In addition to newspaper notification, Public Hearing Notification letters will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the public hearing details.

Attachments

- | | |
|---------------|---------------------------------|
| Attachment A: | Proposed OCP Map |
| Attachment B: | Site Plan and Renderings |
| Attachment C: | Engineering Department Comments |

Attachment D: Developer's Neighbourhood Engagement Summary

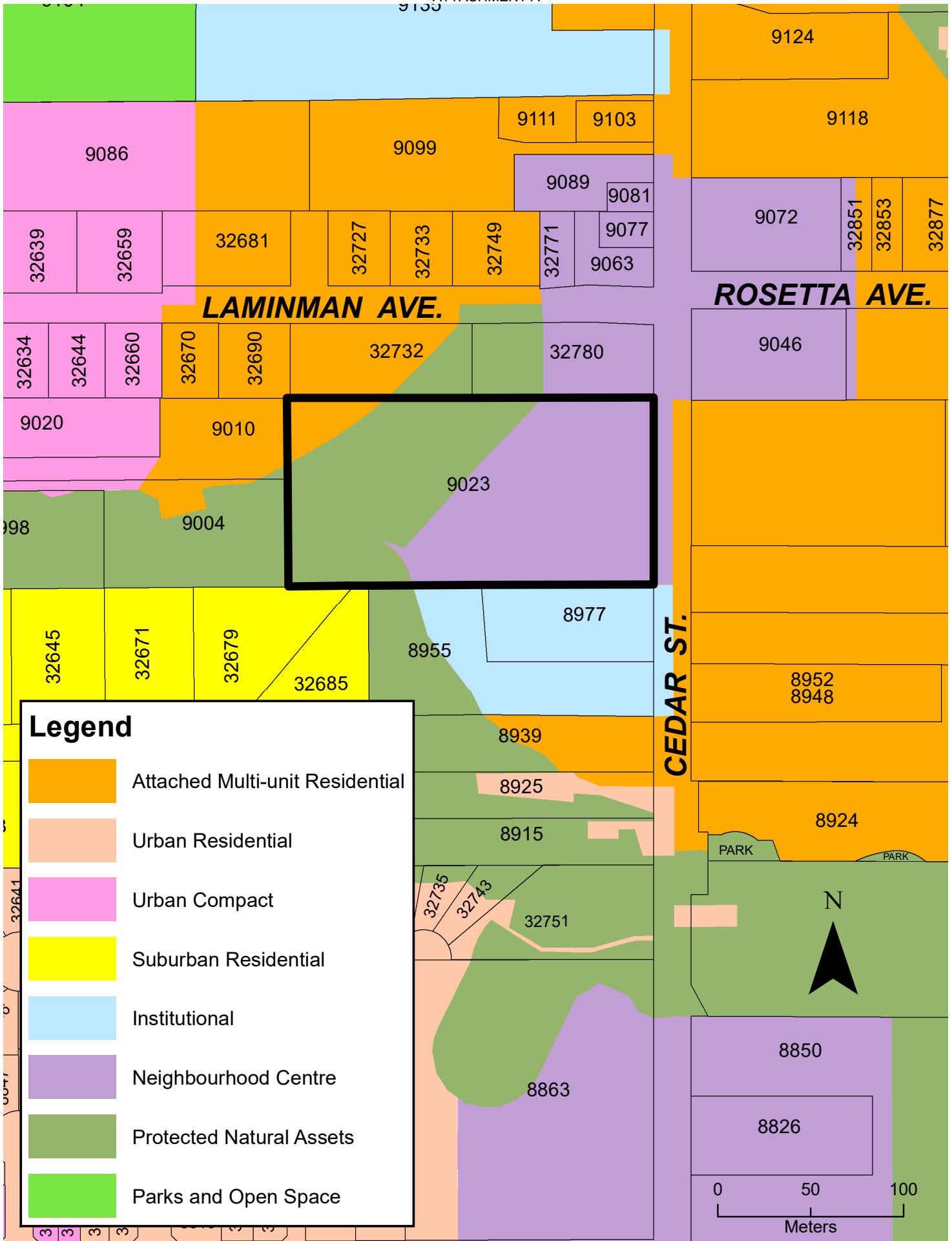
Sign-Offs

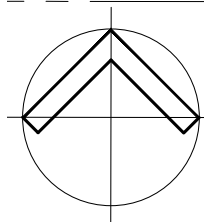


Rob Publow, Manager of Planning

JH /

Approved for Inclusion: Mike Younie, Chief Administrative Officer





10

LAN 54379

1

SITE PLAN (159 UNITS)

RED HATCHED AREA INDICATED ENVIRONMENTALLY SENSITIVE AREA. PLEASE NOTE THE OUTLINE AND HATCHED AREA IS FOR REFERENCE ONLY. ACCURATE AREA AND DETAIL MUST REFER TO ENVIRONMENTAL REPORT & CONFIRM WITH ENVIRONMENTAL ENGINEERS

CONCRETE RETAINING WALL C/W 42"H GUARDRAIL
SEE SHEET A-1.2 & A-1.3 FOR RETAINING WALL
ELEVATIONS (TYP.)

LINE OF EXISTING GRAVEL DRIVEWAY—
TO BE REMOVED

3.0m SIDE
SETBACK

EXISTING DITCH (TYP.)
REFER TO CIVIL DRAWINGS
& CITY ENGINEERING
DEPARTMENT FOR DETAILS

CEDAR ST.

UTILITY SERVICES INFRASTRUCTURE
ON SITE TO BE RE. & RE. OR
DEMOLISHED AS IF REQUIRED
REFER TO CIVIL DRAWINGS FOR
DETAILS (TYP.)

INSTALLED NEW ASPHALT PAVEMENT
(C/W LETDOWN AS REQUIRED) TO
CONNECTED PROPOSED DRIVEWAY
AND PUBLIC STREET

CONCRETE RETAINING WALL
3" HIGHER THAN WALKWAY & DRIVEWAY PAVING SURFACE
C/W 42"H GUARDRAIL (TYP.)

ENTRANCE
PARKADE



This architectural rendering depicts a modern, multi-story residential complex. The central focus is a large, L-shaped building with a facade composed of grey horizontal siding, white vertical accents, and large black-framed glass windows. A prominent corner window unit is visible. Balconies with dark metal railings are attached to the upper floors. To the right, a taller section of the building features a vertical wood-grain finish and is labeled 'BUILDING 1'. The ground floor includes large glass storefronts, some with 'SERVICE' signage, and a parking area. The surrounding landscape includes green lawns, young trees, and a paved pedestrian path with benches. A silver car is parked near the entrance on the left. The sky is a clear, bright blue.

C:\Users\Shameem\Documents\Projects - 2018 Drawings\218175 - 9023 Cedar Street Mission\218175 - A-0.1-A-0.4 - Renderings & Street Views.dwg - plotted by Shameem @ Friday, September 15, 2023 12:44:01 PM

An architectural rendering of a modern multi-story building complex. The building features a mix of light-colored horizontal siding, dark grey panels, and large windows. A prominent vertical wooden slat section is visible on the right side. The building has multiple balconies with dark railings. In the foreground, there is a paved parking lot with several cars parked. A black metal fence runs along the edge of the parking lot. To the left, a paved walkway leads towards the building. The background shows a green field and a clear blue sky. The overall style is contemporary and professional.

2
A-0.3

VIEW 4
SCALE: N. T. S.

September 2023		project		Architectural Seal		<div></div> <div>TRIO Architecture Inc. Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740</div>		TRIOARCHITECTURE.CA			
date:	AS NOTED	PROPOSED APARTMENTS				TRIO Architecture Inc. Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740		ISSUE TABLE			
scale:	S.K. / A.W.	9023 CEDAR STREET						No.	Date	By	Description
dawn:	D.H.	MISSION, B.C.						1	24/09/2020	D.H.	ISSUED FOR DEVELOPMENT PERMIT
checked:	D.H.							2	03/03/2021	D.H.	RE RE RE ISSUED FOR DEVELOPMENT PERMIT
project no.	218175	drawing:						3	03/03/2021	D.H.	RE RE RE ISSUED FOR DEVELOPMENT PERMIT
sheet no.	A-0.3							4	26/10/2021	D.H.	RE RE RE ISSUED FOR DEVELOPMENT PERMIT
								5	26/10/2021	D.H.	RE RE RE ISSUED FOR DEVELOPMENT PERMIT
								6	25/01/2022	D.H.	RE RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT
								7	05/06/2023	D.H.	RE RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT
								8	26/07/2023	D.H.	RE RE RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT
								REVISIONS			
								No.	Date	By	Description
								ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE			
								© COPYRIGHT RESERVED. PROPERTY OF TRIO ARCHITECTURAL DESIGN INC. UNAUTHORIZED REPRODUCTION IS PROHIBITED.			



1

VIEW 5

A-0.4

SCALE: N. T. S.




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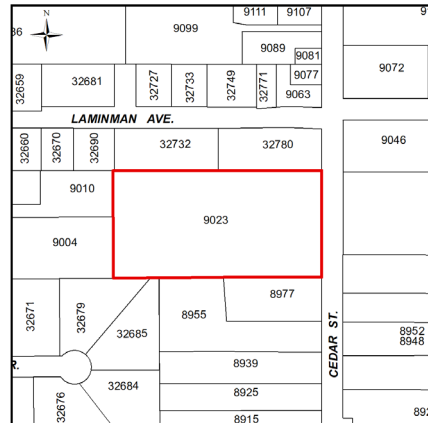
VIEW 6

A-0.4

SCALE: N. T. S.

PROPOSED APARTMENTS 9023 CEDAR STREET MISSION, B.C.										ARCHI. RENDERING - PERSPECTIVES									
project:										drawing:									
date: September 2023		scale: AS NOTED		drawn: S.K. / A.W.		checked: D.H.		project no. 218175		sheet no. A-0.4									
<div><div></div><div><div>TRIO Architecture Inc.</div><div>Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740</div></div></div>										<div>Architectural Seal</div>									
ISSUE TABLE										REVISIONS									
No.		Date (dd/mm/yyyy)		By		Description		No.		Date		By		Description					
1		24/09/2020		D.H.		ISSUED FOR DEVELOPMENT PERMIT													
2		06/10/2020		D.H.		ISSUED FOR DEVELOPMENT PERMIT													
3		24/09/2020		D.H.		RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
4		20/07/2021		D.H.		RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
5		26/10/2021		D.H.		RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
6		25/07/2022		D.H.		RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
7		06/10/2022		D.H.		RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
8		26/07/2023		D.H.		RE RE RE RE RE ISSUED FOR DEVELOPMENT PERMIT													
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TRIOARCHITECTURE.CA										TRIOARCHITECTURE.CA									

LOCATION MAP:



COMMENTS RECEIVED:

PROJECT NUMBER: P2020-100

Comments	E&PW staff note that the project is located in a substantially undeveloped area of Cedar Valley Phase II (CVLAP) and more particularly, is to be sited one parcel removed from a major intersection (Cedar St & Laminman/Rosetta Ave) that is currently built to a rural standard. Cedar Street is an extensively traveled arterial truck route. It is a vital backbone roadway in north, central and south Mission with direct connections to Dewdney Trunk Road, multiple collector roadways and the Lougheed Highway. It is the primary route to the Mission Landfill, multiple gravel pits, multiple recreation areas and a large, growing rural residential population. Access to this property via Cedar Street without a secondary access to Laminman Avenue will result in limited options for ingress and egress to and from the subject development site. Significant road and pedestrian corridor improvements should be expected/required to support the requested change to the land-use designation. It is possible that roadway improvements could have an adverse impact on the existing accesses to Valley Christian School and other neighbors. At the time of writing these comments, the Applicant has engaged a team of professional engineers to study traffic impacts and to develop some improvement concepts for staff consideration. The extent of upgrades to city satisfaction are currently unknown.
Prepared By:	Jason Anthony, Engineering Technologist II
Signature:	
Reviewed By:	Jay Jackman, Manager of Development Engineering, Projects and Design
Signature:	



January 25, 2024
9023 Cedar
Public Information Meeting

We held the public information meeting on January 24, 2024 from 4:30pm to 7:30pm at the Valley Christian School at 8955 Cedar Street. We had a count of 22 people and or couples that came to view our presentation, ask questions and made comments, including councillors Gill and Plecas as well as Mike Younie. There was only person that wanted to leave a comment sheet which is attached to the email, one person took a copy of the comment sheet and said they would send it to us via email, but it was never received. All of the people in attendance were very happy that a substantial amount of commercial space was finally coming to Cedar valley, there were some questions about traffic, pedestrian safety and being located next to the school. The school principal and a couple of their board members were there as well and they were excited that the neighborhood was expanding and the prospect of possible new students and that there is a commercial component and that some of the units were going to be affordable rentals. We feel that it was a resounding success and hope to see the project move forward soon.

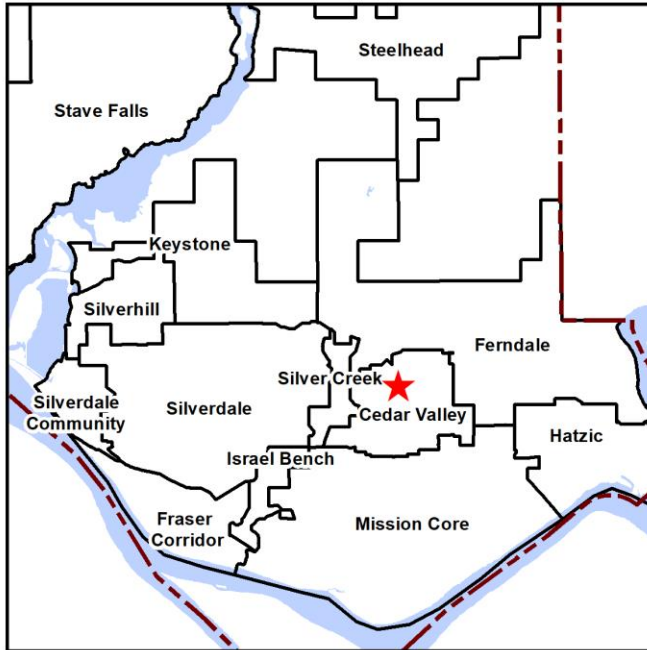
Regards

Darren Hall

Trio Architecture Inc.

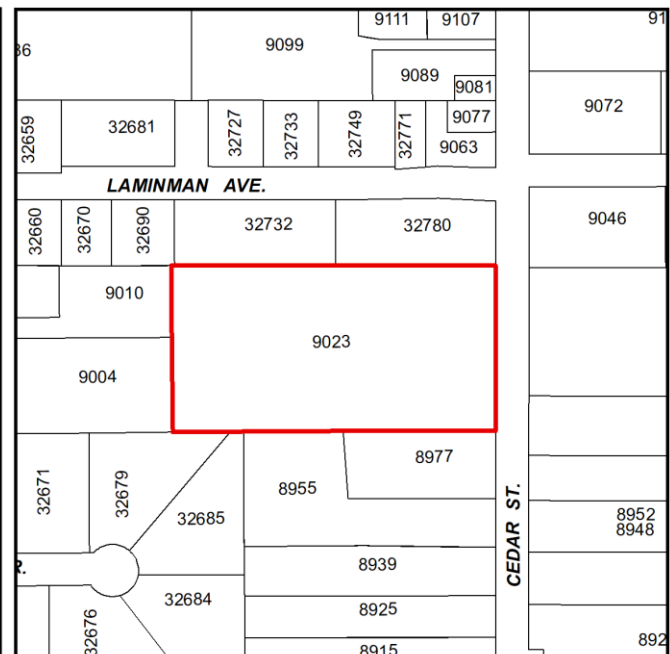
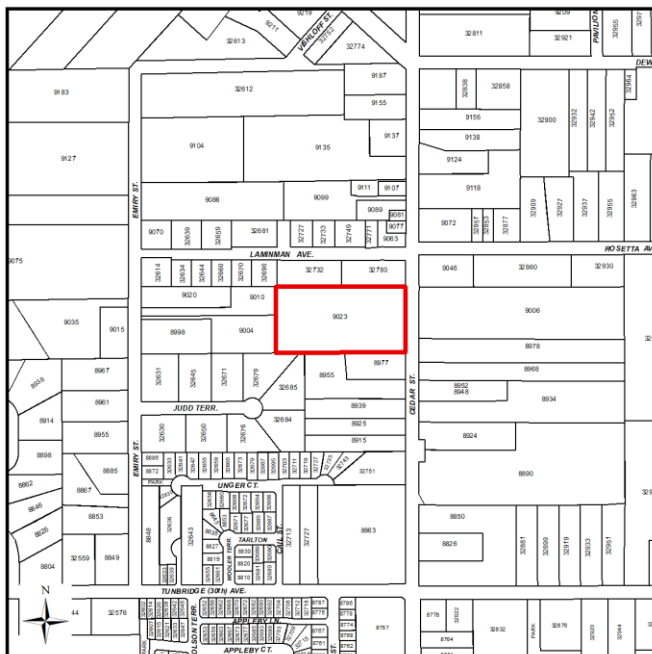
Project: P2020-100
Application Numbers: OCP23-008 R20-032 DP20-106

Subject: Development Application – 9023 Cedar Street – Rezoning and OCP Amendments



DATE: November 18, 2024
BYLAW / PERMIT #: 6275-2024-5670(48) (OCP)
6276-2024-5949(153) (Rezone)
PROPERTY ADDRESS: **9023 Cedar Street**
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Neighbourhood Centre One Zone (NC1) and Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP: Attached Multi-unit Residential and Protected Natural Assets
PROPOSED OCP: Neighbourhood Centre and Protected Natural Assets
PROPOSAL:

To redesignate and rezone a portion of the site to permit a mixed-use building containing 159 residential units and approximately 12 commercial units.



Recommendation(s)

1. That OCP Bylaw 6275-2024-5670(48) receive second reading.
2. That OCP Bylaw 6275-2024-5670(48) is considered in conjunction with the City's Financial Plan and Waste Management Plan.
3. That draft bylaw 6276-2024-5949(153) to rezone 9023 Cedar Street from Suburban 20 (S20) Zone to Neighbourhood Centre One (NC1) Zone and Institutional Parks, Recreation and Civic (IPRC) Zone be considered for first and second reading.
4. That, subject to OCP Bylaw receiving second reading, and the rezoning Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined.
5. That prior to the adoption of Zoning Amending Bylaw 6276-2024-5949(153), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Collection of any volunteered contributions to the City's community amenity reserve.
 - b. Completion of the Engineering requirements, as in **Attachment A**.
 - c. Completion of any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.
6. That Development Permit DP20-106 and the future Housing Agreement be considered for approval at the same time as zoning amending bylaw 6276-2024-5949(153) is considered for adoption.

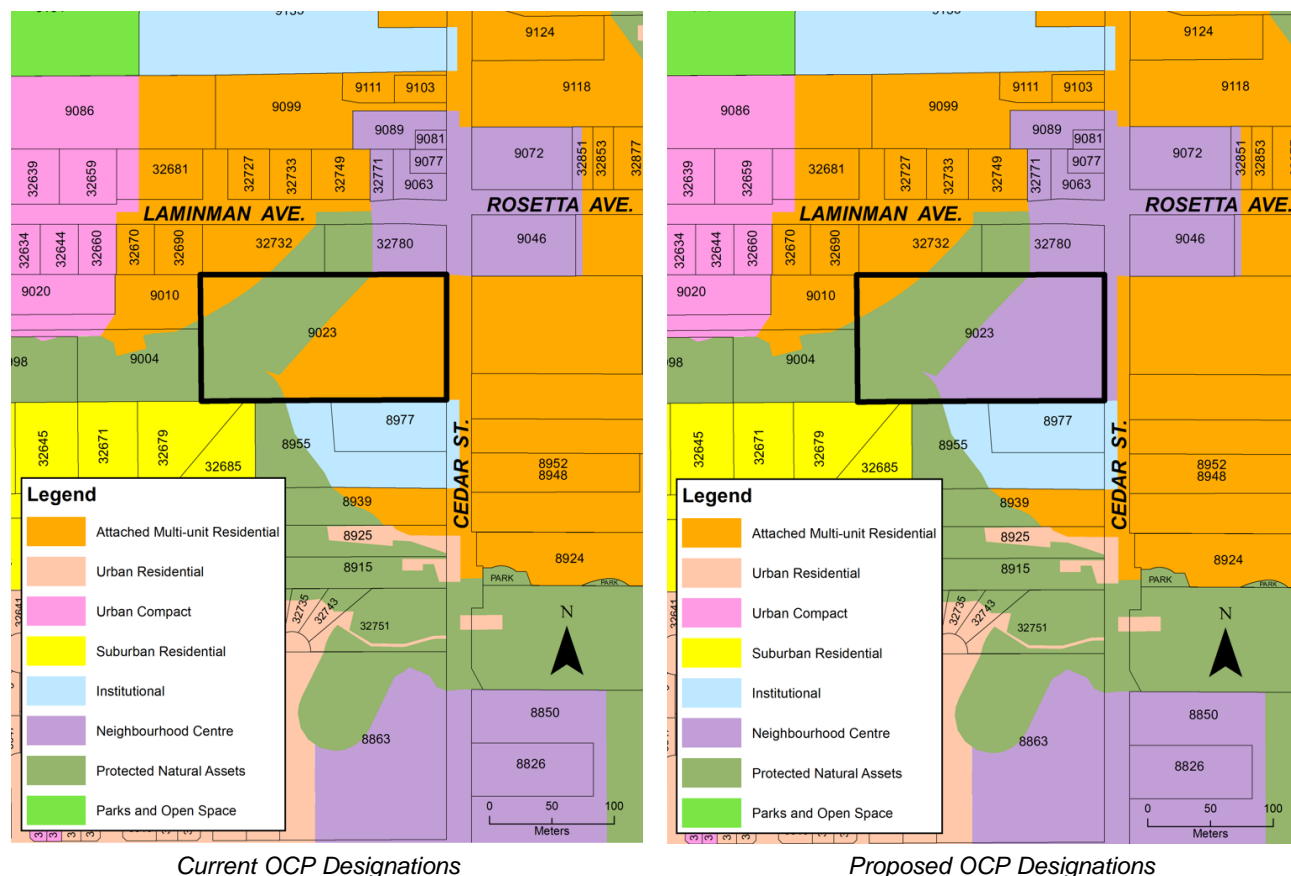
Rationale of Recommendation(s)

- Amending the Official Community Plan (OCP) designation to Neighbourhood Centre and the zoning to the NC1 Zone will allow for a different set of permitted uses on the site. Primarily, it will allow for the construction of a significant commercial component. The Cedar Valley neighborhood is currently lacking in commercial uses and this development could serve the community in this regard. While the amendments will increase the maximum permitted density from 1.5 floor space ratio (FSR) to 2.0 FSR, the density proposed is only 1.34 FSR. Overall, the amendments will allow for the creation of more housing units that will add to the community's housing supply.
- The proposal aligns with Council's Strategic Plan by furthering commercial expansion. One of the goals of Council's Strategic Plan is to "increase the total number of local jobs within the office, retail, and industrial categories by 6.6%". Redesignating a portion of the site to the Neighbourhood Centre designation will allow commercial uses previously unavailable. The project proposes approximately 12 new commercial units which will add a total of 2,096 sq m (22,567 sq ft) of new commercial space to the City. A childcare centre has been proposed as part of this space.
- The developer has agreed to provide affordable rental units through a Housing Agreement in exchange for allowances of increased height and a reduced parking standard. A density increase is not being sought. 10% of the 159 residential units, or 16 units, will be guaranteed at affordable rental rates. OCP policy 8.1.2 suggests that *"significant community benefits received through the density bonus policies of the OCP and regulations within the Zoning Bylaw shall further the goals and objectives of this plan"*.
- This project proposes no development within the PNA designated area. Rezoning the areas designated as Protected Natural Assets (PNA) to the IPRC Zone will strengthen the protection of these environmental areas.

Purpose

The purpose of this report is to recommend second reading to OCP Amending Bylaw 6275-2024-5670(48) and first and second readings to Zoning Amending Bylaw 6276-2024-5949(153). These amendments are to accommodate a proposed mixed-use building containing 159 residential units and approximately 12 commercial units. A site plan is included as **Attachment B**.

The OCP amendment will change a portion of the site from the Attached Multi-unit Residential designation to the Neighbourhood Centre designation. This change will allow for commercial uses on the site as well as a higher maximum density. The maps below illustrate the proposed amendment. The OCP bylaw map is included as **Attachment C**.



The zoning amendment proposes to rezone portions of the site from S20 Zone to NC1 Zone and IPRC Zone. The NC1 Zone is requested to allow construction of the proposed mixed-use development and the IPRC Zone is used to delineate where undevelopable and protected areas are located. See **Attachment D** for the zoning bylaw map.

Site Characteristics and Context

Applicant

- Trio Architecture Inc.

Property Size

- The property is approximately 2 ha (4.97 ac).
- The property is currently developed with a single-family dwelling and an accessory building. The site

is fairly flat and a watercourse crosses the property.

Neighbourhood Character

- The subject property is located within the Cedar Valley neighbourhood. The property to the north, as well as all the properties surrounding the Laminman Avenue and Cedar Street intersection, are designated as Neighbourhood Centre. They have yet to develop to the potential prescribed by the Neighbourhood Centre designation.
- The properties immediately to the south contain Valley Christian School and are designated as Institutional.
- To the southwest of the site sits a pocket of properties designated as Suburban Residential along Judd Terrace.
- The other properties surrounding the site are generally designated as either Attached Multi-unit Residential or PNA.

Environmental Protection

- Development Permit Area E1 and E2 (DPA E1 and E2) are applicable to the site. A preliminary bio-inventory and riparian area protection regulation (RAPR) assessment have been prepared. DPA E1 and E2 have been delegated to staff for approval.
- The property contains a large area designated as PNA. No development is proposed or permitted within the PNA area.

Geotechnical Protection

- Development Permit Area G (DPA G) is applicable to the site. As such, the applicant has provided an acceptable geotechnical report. No further action is required.

Parks and Trails

- An area designated for a future neighbourhood park is located approximately 300 m away across Cedar Street and along Future Road 2E as outlined in the Cedar Valley Engineering Plan (CVEP). Another future neighbourhood park is located to the northwest off of Emiry Street, approximately 500 m away.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	The Engineering Department has noted that the application is out of sequence from a CVEP servicing perspective. The application will be subject to the conditions and completion of Engineering Servicing requirements, as outlined in Attachment A .
Building Division:	No concerns provided that the project conforms to all building bylaws and associated regulations.
Bylaw Enforcement Division:	No concerns provided that the project conforms to all parking requirements.

Finance Department:	The Finance Department has noted that a portion of a planned DCC project may need to be advanced in order to accommodate the project. See the Financial Implications section below.
Mission Fire Rescue Service:	No concerns provided that the project conforms to all bylaw and regulatory requirements.
School District 75:	No concerns provided that adequate and safe pedestrian networks are provided for students to access their school.
BC Transit:	BC Transit has no objection to the application but is unable to support it. They cite the lack of accessible pedestrian connections along Cedar Street between Laminman Avenue and Tunbridge Avenue for their lack of support and recommend improvements be made. See the Engineering Road Work Upgrades section below for more detail on the future road build-out.
Sumas First Nation:	No concerns, but they have highlighted a recommendation for an archaeological assessment of the site.

Development Considerations

Development Permit

- DP20-106 – Mixed Use and Commercial Development Permit
- The site is located within the DP Area C: Mixed Use and Commercial Development Permit Area. The intent of the Area C Development Permit Design Guidelines is to ensure a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with community nodes and commercial areas. Development Permit DP20-106 is included as **Attachment E**.
- The following table provides a summary of the design guidelines and identifies how the development proposal is meeting them. These design aspects are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.

Development Permit Area C Design Guidelines	Meets Requirements	Does Not Meet Requirements
Orient building frontages and main entrances to the dominant street frontage with well-defined entries and with walkways and bicycle access to the street.	X	
Consider appropriate safety and natural surveillance measures (such as substantial lighting, visual access, and sight lines) per CPTED principles.	X	
Situate buildings so that they front and frame a street or highway with architectural interest, using design features such as varying rooflines, extensive glazing, well-defined entrances, and a variety of façade materials and colours.	X	
Design in a contemporary style that offers visual interest with varied facades and articulated rooflines.	X	
Balconies should be designed with attention to the usability of space, including the inclusion of recessed balcony alcoves.	X	
Require commercial uses on the ground floor, with generous amounts of clear glass to provide interest along the street and connections between indoor and outdoor activities.	X	

Development Permit Area C Design Guidelines	Meets Requirements	Does Not Meet Requirements
Provide underground parking for mixed-use sites. Overhead gates to secure residential parking from commercial/visitor parking should be provided.	X	
Above-ground parking should be wrapped with active land uses and visually separated from the street.	X	
Locate wheelchair-accessible parking spaces close to main building entrances, and in parkades, close to and directly accessible to elevator foyers.	X	
Encourage the provision of secure bicycle parking facilities accessible from parking structures/parkades. Short-term bike parking should be located near building entrances in a highly visible, illuminated location.	X	
Terrace retaining walls when larger retaining walls are required.		X
Respect the form and character of surrounding developments by providing physical separation and visual and acoustic privacy.		X
Locate outdoor amenity areas in locations of high visibility and optimal access, ideally in central locations near entrances or indoor amenity areas.		X
Upper storeys should be stepped back and scaled down as the height increases.		X
In parking areas in excess of 20 stalls, intersperse extensively landscaped islands planted with hardy vegetation and shade trees.		X

- The development contains two five-storey towers connected by a large parking area. The development will appear six-storeys as seen from Cedar Street, with the ground floor comprised of commercial units and underground parking.
- The buildings are designed with a contemporary style that incorporates visual interest. A varied façade, articulated roofline, and well-defined entranceway enhance the architectural detail of the project. The layout of the development allows natural daylight between the buildings and allows good visibility of the above-ground site.
- Significant commercial space is accessible along the ground floor fronting Cedar Street and on the second floor of Building 1 off of the upper parking level. Generous amounts of clear glass provide interest and an interface for the public. A daycare is proposed within the commercial space.
- The majority of parking is provided in a secure underground parkade, as is preferred. An aboveground parking area is also provided on the second floor and is screened from Cedar Street by Building 1. Sufficient commercial access is available from both parking areas. Bike parking is also provided, with long-term bike parking offered in secure locations in the underground parkade.
- There are several aspects of the design guidelines that are not being achieved:
 - Large, exposed retaining walls (approximately 3.6 m in height) surround the development on its north, west, and south sides. The City's design guidelines suggest that these should be terraced, decorated, and/or screened in order to reduce the visual impact on the neighbourhood.
 - Very little physical separation and visual privacy is provided between the development and its northern and southern neighbours. Particularly, the interface between the neighbouring two-storey Valley Christian School and this six-storey mixed-use building may appear jarring.

- While an outdoor amenity space is provided, it is not in an ideal location. The guidelines ask for a high visibility location with optimal access, preferably near an entranceway or indoor amenity room. The proposed outdoor amenity space is located at the rear of the site, adjacent to a parking area.
- The design guidelines suggest that upper storeys should be stepped back after the third storey and that the upper storeys should be scaled down and generally smaller in size. The proposed buildings do not step back or scale down their upper storeys.
- Stronger landscaping could be provided on the upper parking level. The guidelines suggest that areas in excess of 20 parking stalls should include landscaped islands to increase human comfort, provide visual relief, and increase infiltration of rainwater.
- In a mixed-use development such as this, the intent of the Development Permit design guidelines are to achieve the highest quality development given the product and location of the development. Staff are able to support the proposal given that many of the objectives of the guidelines are being met, but there are areas where the design would be improved if more guidelines were followed.

Variances

The developer has requested eight variances to facilitate their design. Staff support the requested variances and have incorporated them into Development Permit DP20-106. The variances and their associated rationale are as follows:

1. Increase maximum building height from 19.1 m to 23 m (Zoning Bylaw Section 401.G.1)

The proposed Neighbourhood Centre OCP designation envisions mid-rise buildings of up to six-storeys with density bonusing. Traditionally, our density bonusing program would permit heights of up to 19.1 m (62.7 ft) when affordable rental housing is offered. The applicant is following the vision of the OCP by providing a mid-rise building of six-storey with affordable rental housing but is requesting additional height to allow a building of 23 m (75.5 m). This extra height will help accommodate the site's high water table, design articulation, and a taller commercial space and parking garage.

2. Reduce the front setback from 6 m to 5 m (Zoning Bylaw Section 401.D.1)

In order to maximize use of the site, the applicant is requesting that the front setback be reduced from 6 m (19.7 ft) to 5 m (16.4 ft). In addition to making better use of the site, this reduction will allow the commercial space to be situated closer to the streetscape and provide a better pedestrian interface between the commercial and public realms.

3. Increase maximum lot coverage from 60% to 70% (Zoning Bylaw Section 401.E.1)

An increase in the maximum lot coverage is requested due to the challenges presented by the site's high water table. In a typical development, the underground parkade would be constructed below grade and would be exempt from lot coverage calculations. The high water table of the site limits the opportunity to construct parking below grade, and therefore all parking structures must be counted towards lot coverage. This variance is requested in an effort to supply sufficient parking.

4. Increase the permitted floor space for apartment use from 65% to 88% (Zoning Bylaw Section 401.F.2)

The NC1 Zone traditionally allows no more than 65% of the FSR to be used for apartment uses in an effort to ensure that sufficient commercial space is being provided. The applicant is requesting this number to be increased in order to allow for more residential units on the site. A significant amount of commercial space is being provided, with 2,097 sq m (22,567 sq ft) of floor

space proposed. This amounts to approximately 12 commercial units including a daycare.

5. *Increase the maximum distance from the off-street loading space to the commercial units from 12 m to 80 m (Zoning Bylaw Section 111.F.3)*

Given the layout of the site, the applicant could not realistically provide an off-street loading space situated within 12 m of each commercial unit. This would require approximately eight different loading spaces and would add many inefficiencies to the site. Instead, the applicant is requesting that the maximum permitted distance be increased from 12 m (39.4 ft) to 80 m (262.5 ft).

6. *Allow off street loading spaces to be used alongside other uses (Zoning Bylaw Section 111.C.1)*

The applicant is proposing to share the waste collection space with one of the required Off Street Loading Spaces. This will allow a loading space on both the ground level and the upper parking level. The applicant has stated that using the space as a commercial loading space will not impede waste collection as the waste collection vehicles would only use the space for a limited amount of time per week.

7. *Reduce the minimum width of the waste collection/loading area from 6 m to 5 m (Development and Subdivision Control Bylaw, Schedule L – Waste Management Design Guidelines)*

The applicant is proposing a reduction in the minimum width of the waste collection space in order to maximize efficiency within the site's layout. The applicant has stated that waste collection vehicles will still be able to maneuver into the collection space safely. The Environmental Services Department has deemed the request acceptable.

8. *Amend the requirement for two separate waste collection enclosures to one communal waste collection enclosure (Development and Subdivision Control Bylaw, Schedule L – Waste Management Design Guidelines)*

The applicant is seeking to amend the requirement for two separate waste collection enclosures to one large communal waste collection area. Typically, the two waste collection enclosures would separately accommodate commercial and residential waste. The intention of the request is that it will free up more space for parking and access. The Environmental Services Department has deemed the request acceptable.

The eight variances are summarized in the table below.

Request		Required	Proposed
1.	Increase maximum building height	19.1 m	23 m
2.	Reduce front setback from property line	6 m	5 m
3.	Increase maximum lot coverage	60%	70%
4.	Increase permitted floor space for apartment use	65%	88%
5.	Increase the maximum distance from off-street loading spaces to commercial units	12 m	80 m
6.	Allow off street loading spaces to be used alongside other uses	No other uses	Other uses permitted
7.	Reduce the minimum width of the waste collection/loading area	6 m	5 m
8.	Reduce the number of waste collection enclosures	Two waste collection enclosures	One waste collection enclosure

A site plan detailing these variances is included within **Attachment E**.

Housing Agreement

The developer has proposed a Housing Agreement in which they would be permitted bonus height allowances, reduced parking standards, and a reduction in community amenity contributions (CACs) in exchange for offering 10% of residential units (16 units) at affordable rental rates.

By guaranteeing 16 residential units at affordable rental rates, the applicant will receive an increased maximum height of up to 23 m, up from 13 m. The traditional height allowance of the density bonus program is 19.1 m, but an additional variance request would bring the maximum permitted height to 23 m.

Additionally, the project will receive reduced parking standards for the affordable rental units. The developer will be required to provide 0.7 parking spaces per affordable rental unit, as opposed to the standard rate of 1.2 or 1.7 parking spaces per market strata unit. This will reduce the project's parking requirements by 20 parking spaces.

As per LAN.40(C), the applicant is not required to pay CACs on these 16 units if secured as affordable housing.

Of the 16 units, 15 one-bedroom units and one two-bedroom unit are proposed. All 16 units will be located on the 3rd floor of Building 1. A table breaking down the unit mix is provided below:

	One-Bedroom Unit	Two-Bedroom Unit
Number of Affordable Rental Units	15	1

The affordable rental rate for the 16 units will be based on the Canadian Mortgage and Housing Commission (CMHC) Housing Income Limits (HILs). The HILs are intended to reflect the minimum income required to afford appropriate accommodation in the private market. The applicant has agreed to applying a 30% factor to the maximum household income to determine the maximum monthly rent. This rate will scale over time in accordance with the HILs rates.

The term for this agreement is the life of the building and it is required that the 16 units will remain as affordable rental units in perpetuity. The developer has stated that they plan to have a property management company professionally manage these units but have not yet confirmed a company for this role.

The proposed housing agreement bylaw will be presented to Council should this proposal receive third reading.

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new unit in accordance with Council Policy LAN.40(C). The 16 affordable rental units are exempt from this contribution.

Parking Requirements

The number of off-street vehicle parking spaces provided is compliant with the Zoning Bylaw. A table outlining the parking space data is displayed below:

	Bylaw Requirement	Stalls Required	Stalls Provided
Apartment (Market Strata) – Studio or One-Bedroom	1 space per unit	78	79
Apartment (Market Strata) – Two-Bedroom or Greater	1.5 spaces per unit	98	98

	Bylaw Requirement	Stalls Required	Stalls Provided
Apartment (Affordable Rental)	0.5 space per unit	8	8
Visitor Parking	0.2 space per unit	32	32
Commercial (Retail)	2 spaces per 100 sq m	42	42
Child Care Centre	1 space per employee, plus 2 spaces for drop-off	6	6
Commercial Loading Space	2 spaces where Floor Space is 2,000 sq m or more	2	2
Total		266	267

Engineering Road Work Upgrades

Upgrades to Cedar Street will be required as a condition of rezoning and development. Road dedication will be 4 m along Cedar Street in general accordance with the developer's Conceptual Servicing Plan, which is included as **Attachment F**. Road and frontage improvements on Cedar Street to an alternate, urban arterial standard complete with piped road drainage, underground & overhead hydro and telephone, street & pedestrian lighting, multi-use pathway and boulevard tree planting will be required at the development permit stage.

This section of Cedar Street is identified in the Transportation Master Plan as a DCC project C7 with a value of \$2.6 million. The DCC Background Report notes project C7 being planned for 2029 – 2034 (5 – 10 years away). The DCC Road Widening project is planned during this timeframe, subject to budget approval.

Traffic Impacts

A draft traffic impact assessment (TIA) was prepared by the applicant and reviewed by the City's Engineering Department. The TIA examines the impact on local traffic patterns and will be considered when utilities and access are designed. The City is working with the applicant's team to finalize the TIA and have noted that it is largely acceptable.

All upgrades and/or deficiencies identified in the TIA which can be attributed to the proposed rezoning and development shall be completed/corrected at the developer's cost and will be a condition of rezoning and development, as per the Engineering Department Comments in **Attachment A**.

Neighbourhood Context and Other Applications

Council requested more context on the project's location within the surrounding neighbourhood. A map of the nearby vicinity showing current OCP designations is included as **Attachment G**.

Council also requested information on other development activity in the nearby area. A map of the neighbourhood showing nearby development applications is included as **Attachment H**. The map breaks down nearby applications based on whether they are proposing townhomes, mixed-used residential/commercial, or subdivision. The majority of applications in the immediate vicinity are for townhouse projects, with a few mixed-use developments located to the south near Cedar Street and Tunbridge Avenue.

Commercial Units

Council requested more information on what type of commercial units are proposed as part of the development. While it is unknown what businesses will decide to operate out of this space, the developer has stated that he envisions them servicing the needs of the local Cedar Valley community. These could include doctor or dentist offices, a grocery or convenience store, restaurants, cafés, ice cream shops, etc. The infrastructure to accommodate a daycare is being proposed and an outdoor play area for children is included. The developer hopes to promote community interaction and limit the need for vehicle use to purchase everyday essentials.

Housing Needs Projections

If the development is approved, it will add 143 market strata apartment units and 16 affordable rental apartment units to the City's housing stock.

Northwest Area of the Property

There is a small portion of land in the northwest corner of the property that is designated as Attached Multi-unit Residential and zoned S20 that the applicant does not want to develop at this time. It is landlocked by several neighbouring properties and separated from the development site by a substantial PNA area. The owners may sell or develop it in the future. The developer does not wish to redesignate or rezone it at this time and so it is excluded from these amendments.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

When an application is made to amend the OCP, Section 477 of the *Local Government Act* requires that Council consider the amendment in conjunction with the City's financial plan.

This application may require a portion of a planned Development Cost Charge (DCC) project on Cedar Street to be advanced a few years. Improvements will include a requirement to dedicate 4.0 m of property across the entire Cedar Street frontage, construct half road improvements to an arterial road standard, and modify the travel lanes with interim paint to create an opposing left turn lane.

The applicant has committed to dedicate the required 4.0 m of property across the frontage and to construct the improvements requested by the City in exchange for the OCP amendment.

Although the planned improvements on the subject property will increase the demand for services, it will also increase the taxable value of the property, therefore; no negative impact to the operating budget as a result of this OCP Amendment is anticipated.

Communication

Neighbourhood Engagement

A neighbourhood engagement session was held for this project on January 24, 2024, at Valley Christian School. While staff was not in attendance, the applicant stated that 22 people attended and that everyone present "was very happy that a substantial amount of commercial space was finally coming to Cedar Valley". Questions were raised about traffic, pedestrian safety, and being neighbours with the school. Overall, the developers believe it was a successful event. The developer's summary of the event is included as **Attachment I**.

Notifications

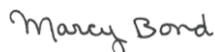
Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted a development notification sign.
- Public Hearing Notifications will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the public hearing details.

Attachments

Attachment A:	Engineering Department Comments
Attachment B:	Site Plan
Attachment C:	OCP Bylaw Map
Attachment D:	Zoning Bylaw Map
Attachment E:	Draft Development Permit (DP20-106)
Attachment F:	Conceptual Servicing Plan
Attachment G:	OCP Context Map
Attachment H:	Development Application Map
Attachment I:	Developer's Neighbourhood Engagement Summary

Sign-Offs



Marcy Bond, A/Manager of Planning

JH /

Approved for Inclusion: Mike Younie, Chief Administrative Officer

ATTACHMENT A

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

DATE: May 27, 2024

CIVIC ADDRESS: 9023 Cedar Street

CURRENT ZONE: S20

PROPOSED ZONE: NC1 and IPRC

Disclaimer

The following comments are listed as deficiencies for the sole purpose of identifying required works and services to enable the subject property to rezone to a Neighborhood Commercial (NC1) zone and Institutional, Parks, Recreation and Civic (IPRC) zone and to develop a mixed-use, residential, and commercial building with an affordable housing component. The following works and services for this rezoning proposal must be completed in accordance with the standards contained within the City of Mission's (CoM) Development and Subdivision Control Bylaw 5650-2017 (DSCB), the Mission Mobility 2050 Transportation Master Plan (2022), the Water Bylaw 2196-1990 (Water Bylaw), the Sewer Bylaw 5033-2009 (Sewer Bylaw), the Solid Waste Management Bylaw 5526-2015 (SWMB), the Soil Management Bylaw 6133-2022 (SMB), the Fire Sprinkler Bylaw 5679-2017 (Sprinkler Bylaw), the Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018, the Cedar Valley Local Area Plan 5807-2018-5670(8) (CVLAP), the Cedar Valley Engineering Plan (CVEP) and the Official Community Plan Bylaw 5670-2017 (OCP). Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

This development is currently out of sequence from a CVEP servicing perspective. The Developer has submitted a Conceptual Servicing Plan (CSP) that varies from the CVEP with respect to road construction, drainage servicing and anticipated OCP build out.

Servicing capacity analysis has not been completed, and both the analysis and correction of any identified servicing deficiencies must be completed at the Developer's cost and will be a condition of final approval.

DOMESTIC WATER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal water system complete with appurtenances is required adjacent to the site. DSCB Schedule C, Section 3, 3.9.1 the minimum size of watermain for this land use is 250mm diameter.

Municipal water service is available on Cedar Street. City records indicate that the existing watermain is a 250mm ductile iron (DI) pipe. Two additional pipes also exist on Cedar Street which are not available for connection (shared, regional watermain with City of Abbotsford).

Per the CVEP, no pre-identified deficiencies or upgrades exist.

The CoM does not guarantee fire-flow requirements. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

As a condition of Development, the following will apply:

Hydraulic modeling of the fire flow demands for the proposed development and resolving any identified system deficiencies at the Developer's sole expense. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

In accordance with the Water Bylaw, the Developer is required to design a bulk meter system with a single-point, service connection to property line, consistent with the DSCB and the Water Bylaw.

Design and installation of the onsite system shall occur at the building permit stage.

The existing, 19mm water service to the parent lot will be capped at the main by the CoM at the Developer's cost.

Engineered design is required. See DSCB, Section 3 as amended.

STORM SEWER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal piped storm sewer complete with appurtenances is required adjacent to the site.

Municipal storm service is available on Cedar Street. City records indicate multiple, existing drainage systems fronting the site, ie; an existing rural ditch immediately adjacent, a 300mm concrete storm main on the far side and also, an existing near side 375mm CMP storm main that terminates just north of the site (approx. 40m).

Per the CVEP, road drainage for this section of Cedar Street has been planned to be serviced from a storm main extension on Laminman Avenue via Emiry Street. The catchment area for this property is associated with DCC-specific charges for CVEP Major Project D3. According to the Cedar Valley Engineering Plan, this site is located within drainage area 2F and major project D3 (community detention facility).

Per the CVEP, storm service for the development is anticipated to outfall into an existing watercourse within the property, which is a tributary to Gaudin Creek. The QEP/Red Cedar has identified this as WC1 in their RAPR submission.

The CoM does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system(s) by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

As a condition of development, the following will apply:

To advance this project out of sequence with the CVEP, the road drainage across this property will have to be directed to an existing facility as an interim condition. Unanticipated upgrades to existing infrastructure on Cedar Street may be required (CVEP drainage catchment area 2E). These works may be eligible for DCC Credits.

The Developer is required to design an onsite, storm water system utilizing Best Management Practices (BMPs) that will reduce the site's 10-year post-development runoff rate to its 10-year pre-development runoff rate. Per the DSCB Schedule C, Section 5.3.2.3, this shall be by way of on-site detention facilities such as ponds, tanks, etc. Installation of the system will occur at the building permit stage.

Designs shall be accompanied by a report from a fully qualified professional engineer which clearly identifies the specific opportunities and constraints for implementing best management practices for the development, demonstrates that groundwater recharge and/or other appropriate best management practices are sustainable and have been maximized for the particular site, and provides examples of similar installations which demonstrate the sustainability, ability to construct, and ease of maintenance of the works to be constructed.

When implementing the CoM ground water recharge guidelines, the applicant will be responsible to conduct a hydrological investigation to estimate infiltration rates and soil permeability and determine the location of the water table and its seasonal variations. This information is to be

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

included in any engineering drawing submittals as it is critical to the design of BMPs, building envelopes, and minimum building elevations.

Proposed measures will be subject to acceptance by the Director of Engineering and Public Works and/or the Senior Building Inspector.

The conceptual servicing plan by Wedler is currently in conflict with the QEP's interpretation of the proposed storm service location.

Engineered design is required. See DSCB, Sections 4 and 5.

SANITARY SEWER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal sanitary sewer complete with appurtenances is required adjacent to the site.

Municipal sanitary service is available on Cedar Street. City records indicate an existing 450mm PVC trunk main adjacent to the site.

Per the CVEP, no pre-identified deficiencies or upgrades exist.

The CoM does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense. This may include paying to model the sanitary sewer system to investigate the impact of the development on the system capacity under the existing and future scenarios and resolving any downstream deficiencies resulting from the future scenario as a condition of rezoning and development. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information

All upgrades and/or deficiencies identified by the modeling results shall be completed/corrected at the Developer's sole expense and will be a condition of rezoning.

The existing sanitary service to the parent lot will be capped at the main by the CoM at the Developer's cost.

Engineered design is required. See DSCB, Schedule C, Sections 6 and 7 as amended.

ROAD WORK REQUIREMENTS:

In accordance with the DSCB, Schedule B-1, road improvements are a requirement of Subdivision/Development.

Paved municipal road access to a mixed, rural standard is available on Cedar Street. Per the Mission Mobility 2050 Transportation Master Plan, Cedar Street is classified as an arterial highway and truck route. Cedar Street is the primary transportation corridor into Cedar Valley and northern Mission.

Per the CVEP, permanent, primary, right-in/right-out access for this property is to come from Cedar Street.

Highway Dedication; 4.0 metres on Cedar Street in general accordance with the submitted CSP will be a requirement of rezoning adoption. Road/frontage improvements on Cedar Street to an alternate, urban arterial standard complete with piped road drainage, underground & overhead hydro and telephone, street & pedestrian lighting, multi-use pathway and boulevard tree planting will be required at the development permit stage.

As a condition of development, the following will apply:

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

To advance this project out of sequence with the CVEP, the Developer has requested permission to permanently alter the city's master-planned road configuration for Cedar Street. The proposal is a significant departure from the established plan and extends away from the Developer's site (approx. 150m south & minimally to the north due to close proximity to the Rosetta/Cedar intersection). The proposal has two main components; convert a future-planned roundabout option at the intersection of Rosetta Avenue and Cedar Street (preferred) into a traditional signalized intersection and to remove a future-planned, raised center median to create a two-way, left-turn lane across the site frontage to allow for full movements in/out of the site. The submitted CSP shows the Developer's proposed alternate design for Staff consideration. At the time of writing these comments, it is unknown if this will be considered acceptable.

Transportation network and access modeling for the proposed development is required by the CoM as per the DSCB Section 8.0 – Roadways, 8.19 Traffic Access and Impact Studies based on the following rational:

8.19.1.1 The proposed Subdivision/Development will generate 100 or more two-way trips based on Institute of Transportation Engineers (ITE) recommended practices (i.e. inbound plus outbound) during the adjacent street's peak hour or the proposed Development's peak hour.

8.19.1.2 A change in use of an existing Parcel results in changes in the type of access operation, peak hour access volumes or the type of traffic;

8.19.1.6 The proposed Subdivision/Development is located in an area exhibiting high roadway congestion and/or a high rate of anticipated growth (this area in general is an area where a high rate of growth is happening, and the site is located adjacent to an under-designed, rural road intersection);

8.19.1.7.2 Absence of a left or right turn lane(s) on a municipal road affected by the proposed development (currently there are no left turn lanes serving this location).

A draft, partial Terms of Reference (TOR) will be provided for the Developer's consulting traffic engineer (separately). Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information. The TOR is to be finalized and submitted back to CoM for approval prior to engaging the formal Traffic Impact Assessment (TIA). All upgrades and/or deficiencies identified by the TIA which can be attributed to the proposed rezoning and development of the subject lands shall be completed/corrected at the Developer's cost and will be a condition of rezoning and development.

Engineered design is required. See DSCB, Schedule C, Section 8 as amended.

STREET LIGHTING:

In accordance with the DSCB, Schedule B-1, ornamental street and pedestrian lighting is a requirement of development.

The design and installation of municipal street lighting adjacent to the site, complete with upgrades to the existing system as necessary will be required as a condition of development.

Street Lighting and pedestrian lighting designs will complement the roadway design and be in general conformance with the DSCB.

Engineered design is required. See the DSCB, Section 9 – Street Lighting, as amended.

BOULEVARD TREE PLANTING AND LANDSCAPING:

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

In accordance with the DSCB Schedule B-1, the design and installation of boulevard trees adjacent to the site is not a condition of development. However, should boulevard trees be considered, the boulevard tree planting design shall complement the roadway design and be in general conformance with the DSCB with all proposed plant material requiring approval from the Manager of Parks & Facilities.

Engineered design is required. See the DSCB, Schedule C, Section 11 – Boulevard Tree Planting, and 12 – Specifications and Standards for Landscaping, as amended.

ENGINEERING STANDARDS AND CONSTRUCTION DRAWING SPECIFICATIONS:

Engineered design must be prepared and submitted in general conformance with the DSCB.

See the DSCB, Section 2 – Engineering Standards, 13 – Construction Drawing Submissions, and Form F-5 – Commitment by Owner and Consulting Engineer, as amended. Presentation quality and expectations are set out in the CoM's CAD drafting template which is available for download from the Engineering and Public Works Department webpage on the CoM's website. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information and/or assistance in downloading the files.

POWER, TELECOMMUNICATIONS & GAS:

In accordance with the DSCB Schedule B-1, all service connection(s) to the property line shall be underground. Any new distribution system adjacent to the development shall be underground.

The Developer's engineer and/or third-party utility company shall certify to the municipal engineer that the Power, Telecommunications and Gas has been designed and constructed/secured in accordance with good engineering practice prior to approval of the Development.

See the DSCB INTRODUCTION, Item 9.5 - Power and Telecommunications Distribution.

LOT GRADING:

Lot grading in accordance with the DSCB, Schedule E – Standards for Designing and Preparing Lot Grading is applicable and will be a condition of development.

LATECOMER CHARGES

Pursuant to the Local Government Act Section 507(2) the local government will not require that the owner of the land that is to be developed provide excess or extended services and as such, Latecomer Charges will not apply.

ENVIRONMENTAL REQUIREMENTS:

A Preliminary Bioinventory Report was prepared by Redcedar Environmental Consulting in October 2021. The report states the following:

Review of available aerial imagery appears to indicate that there are no historic impacts of streamside areas. As such, a rehabilitation plan is not included in the scope of this report.

Old field habitat appears to extend up to the identified watercourses. As this area was forested historically, the streamside areas would have been impacted by anthropogenic activity. Although the old field habitat is utilized by certain species, it is likely to transition into a blackberry thicket when it is no longer maintained. The applicant should consider the restoration of the SPEA/PNA with native trees and shrubs.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

RAPR Assessment ID 7373 was last updated on July 25, 2022, and was subsequently rejected for failing to meet the assessment and reporting criteria. The review comments provided by the province also identify the potential for the restoration of the SPEA. In addition, there were concerns that natural flow pathways would be disrupted. Environmental Services is of the opinion that Watercourse 2 could be deprived of flows because of this development. Engineering staff have also noted that the onsite design has changed since the last submission and that the stormwater management is in conflict with the Wedler Engineering CSP. The province had indicated that a tree inventory had not been completed, this currently appears to be an outstanding item. Lastly, an earlier Overview Environmental Assessment prepared by ISL in February 2019, identified an additional “groundwater seepage” which was not reflected in RAPR Assessment ID 7373.

The frontage ditch along Cedar Street was assigned a 2 m SPEA, which as per the RAPR Assessment indicates that it is a non-fish bearing ditch. This does not appear to be reflected in the Civil Plans, which suggest that this feature would be infilled. If so, this should be specified in the RAPR Assessment Report. Further investigation is required to determine implications under the *Water Sustainability Act* and *Fisheries Act*.

The site is located within the CoM's Natural Environment Development Permit Area, please follow OCP guidelines (refer to section 9.7). The CoM requires a noxious weed assessment to be conducted on any property proposed for rezoning and/or subdivision as per Section 9.16 of the DSCB. Although the Preliminary Bio-Inventory which was prepared by Redcedar Environmental Consulting in October 2021 did not identify the presence of any noxious weeds, this must be confirmed as new occurrences may have established during the intervening period.

No trees are to be removed during bird nesting season (March 1 to August 31 of any given year), unless the appropriate surveys and mitigations are undertaken by a QEP to ensure compliance with the provincial Wildlife Act and federal Migratory Birds Convention Act.

The dwellings on this land assembly were constructed between 1945 and 1968. Please be aware of Section 20.112 of the Occupational Health and Safety Regulation which stipulates that prior to the demolition of buildings or structures (constructed prior to 1990), the employer and owner must have a qualified person inspect the site to identify asbestos-containing materials that may be handled, disturbed, or removed.

The CoM is in the process of reviewing the organics, glass, and mixed recycling collection services for large (60+ units) multi-family developments requiring on-site collection from communal collection areas. These large multi-family development proposals are new and require that the CoM reconsider its policies on waste collection. During this process we are requesting applicants to continue to adhere to the current Schedule L Waste Management Design Guidelines of the DSCB. All multi-family properties are still required to provide source separated collection of mixed recycling, glass containers, and organics as per the Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018.

The review of the current policies may lead to the CoM allowing private collection of organics, glass, and mixed recycling at large multi-family developments. If this is the outcome of the review, then it is expected that the collection rates will not be applied to the property taxes for the building/units. However, the recycling processing utility fee of \$18 per unit per year (2023) will be applied for resident's use of the both the landfill recycling drop-off and the Mission Recycling Depot.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

The applicant is still required to demonstrate how they meet the Schedule L – Waste Management Design Guidelines of the DSCB. The current plans do not provide sufficient information to determine if they are compliant with Schedule L. Particular issues include waste room dimensions, access/egress, and the lack of a designated waste loading location and a waste storage location for commercial waste.

Owners or occupiers of the commercial units must make their own arrangements for the separate collection of garbage, recyclables, and compost, as per the Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018. Ensure adequate room for storing and managing all waste. Storage requirements for all waste streams will depend on the collection frequency negotiated with a private contractor. This neighborhood is often frequented by bears. Please ensure that the design incorporates wildlife resistant waste management compounds as per section 4.3.7 of the Cedar Valley Local Area Plan.



I have reviewed the Environmental Requirements
Kyle D'Appolonia, Environmental Coordinator - Environmental Services

RECOMMENDATION:

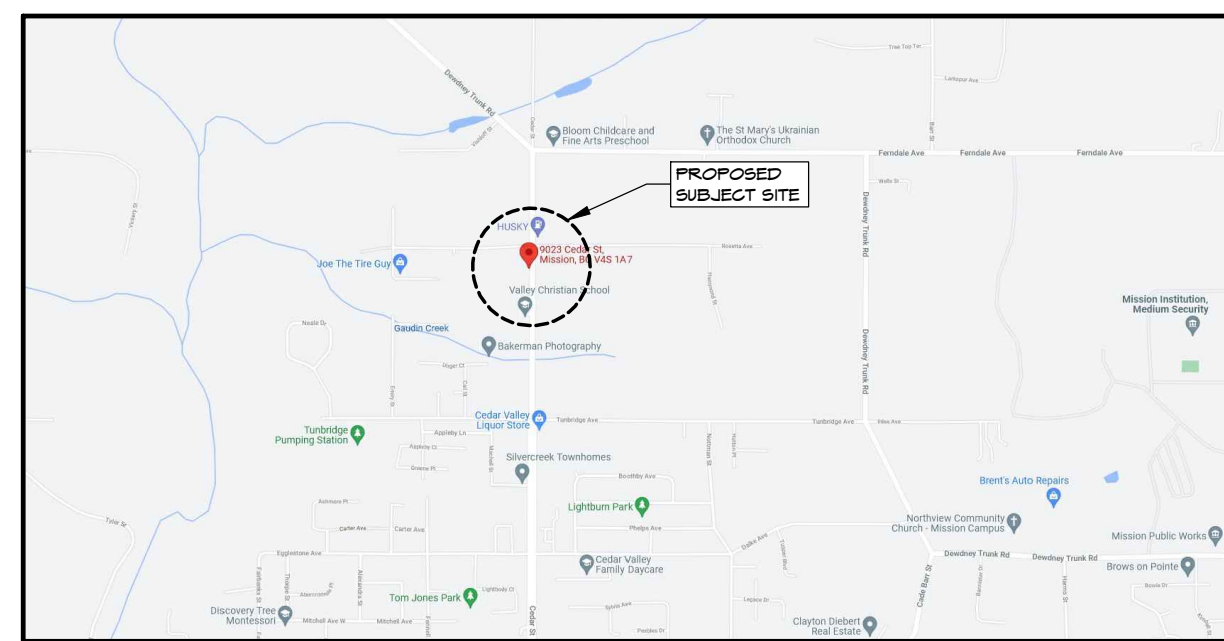
From an engineering point of view, the application may proceed to adoption once the Rezoning/Development requirements have been clarified and met per the Development and Subdivision Control Bylaw, Introduction, Item 10 and/or 11.



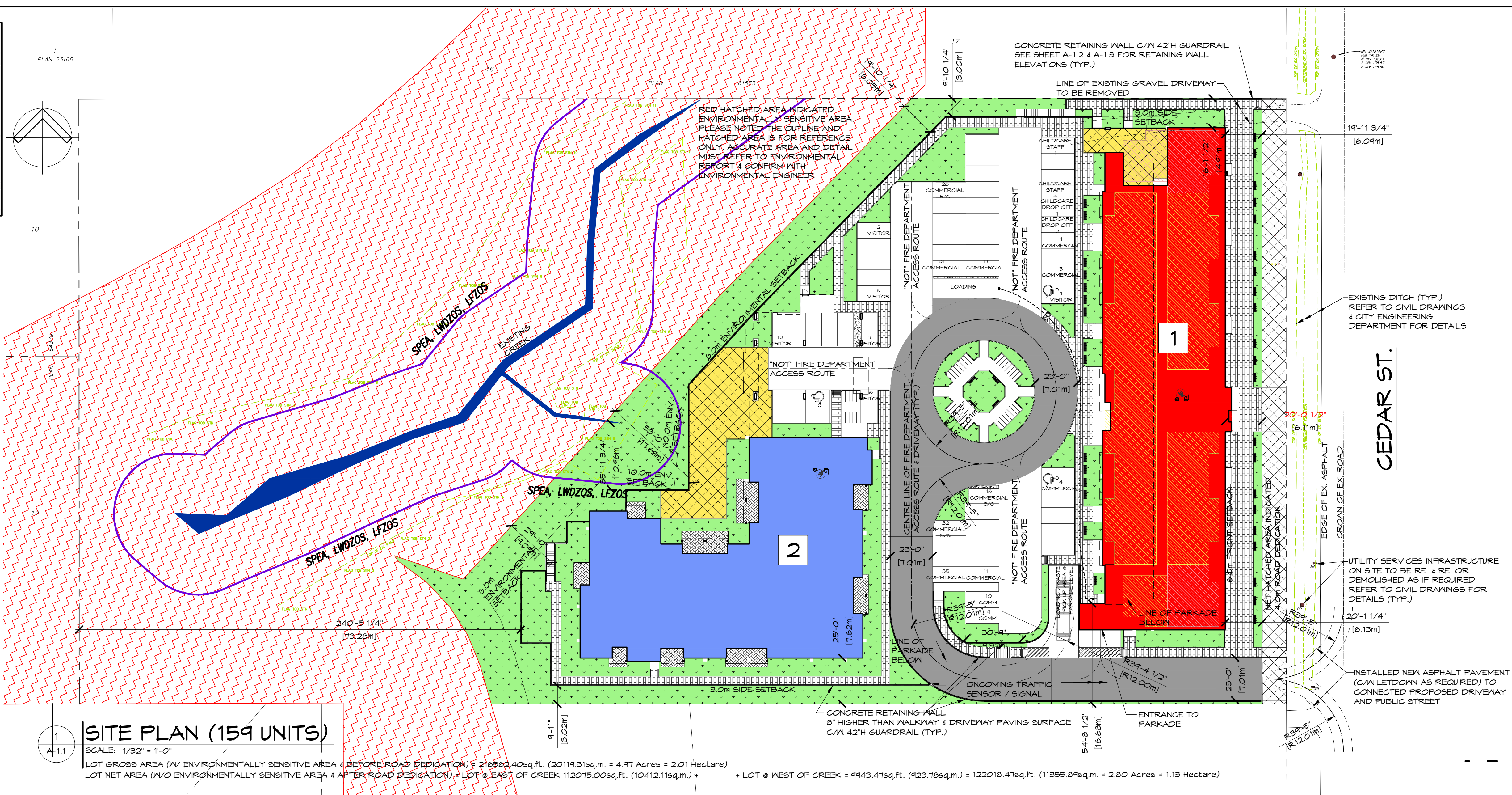
Prepared by:
Jason Anthony, Engineering Technologist II -
Development



Reviewed by:
Jay Jackman, Manager of Development
Engineering



2 KEY PLAN
A-1.1 SCALE: N.T.S.



CIVIC ADDRESS:

9023 CEDAR STREET MISSION, B.C.

LEGAL DESCRIPTION:

PARCEL "L" (REFERENCE PLAN 3302) OF THE SOUTH EAST QUARTER SECTION 32 TOWNSHIP 17
EXCEPT: PART SUBDIVIDED BY PLAN 32567, NEW WESTMINSTER DISTRICT
PARCEL IDENTIFIER: 004-334-346

SITE RECONCILIATION:

SITE AREA:
GROSS LOT AREA: 2.01 HECTARE = 4.97 ACRES = 216,562.40 sq.ft. = 20,119.31 sq.m.
NET LOT AREA:
(AREA V/O ENVIRONMENTALLY SENSITIVE AREA & AFTER ROAD DEDICATION)
1.13 HECTARE = 2.80 ACRES = 122,018.47 sq.ft. = 11,335.84 sq.m.

ZONING: CURRENT: S36
PROPOSED: NC1 (NEIGHBOURHOOD CENTRE ONE)

O.C.P.: CURRENT: ATTACHED MULTIFAMILY & PROTECTED NATURAL ASSETS
PROPOSED: NEIGHBOURHOOD CENTRE & PROTECTED NATURAL ASSETS

BUILDING SETBACKS:
EAST (FRONT): REQ'D: 6.00m (19.69') PROP.: 5.04m (16.54') - VARIANCE REQUIRED
WEST (REAR): REQ'D: 6.00m (19.69') PROP.: 73.28m (240.42')
- CREEK REQ'D: 10.00m (32.81') PROP.: 10.96m (35.96')
- ENVIRONMENTAL REQ'D: 6.00m (19.69') PROP.: 6.03m (19.78')
NORTH (SIDE): REQ'D: 3.00m (9.84') PROP.: 3.00m (9.84')
SOUTH (SIDE): REQ'D: 3.00m (9.84') PROP.: 3.02m (9.91')

LOT COVERAGE:
ALLOWED: 60% = 73,211.08 sq.ft. (60% X 122,018.47 sq.ft.)
PROPOSED:
AREA INCLUDED COMMERCIAL & PARKADE: 83,567.74 sq.ft. (68.49%) - VARIANCE REQUIRED
AREA FOR COMMERCIAL, BLDG. 1 & 2 ONLY: 31,244.46 sq.ft. (30.57%)

DENSITY (F.S.R.):
ALLOWED: 1.5 = 183,021.71 sq.ft. (1.5 X 122,018.47 sq.ft.)
NO MORE THAN 65% OF THE FLOOR SPACE MAY BE USED AS AN APARTMENT USE.
65% X 183,021.71 = 119,963.01 sq.ft.

PROPOSED:
COMMERCIAL: 22,567.01 sq.ft.
BUILDING 1: 61,176.48 sq.ft.
BUILDING 2: 80,359.91 sq.ft.
TOTAL: 164,102.40 sq.ft.
PROPOSED F.S.R. = 1.34

TOTAL APARTMENT AREA IN RATIO TO TOTAL FLOOR SPACE ALLOWED:
61176.48 + 80359.91 = 141,535.39 sq.ft.
141535.39 / 164102.40 = 86.24% - VARIANCE REQUIRED

BUILDING HEIGHT:

PRINCIPAL BUILDING:
ALLOWED: 19.1m (DENSITY BONUS HEIGHT)
PROPOSED:
BUILDING 1 - AVE. FINISHED GRADE @ 141.99m
PROPOSED HEIGHT BUILDING 1 = 22.85m (69.27') - VARIANCE REQUIRED
BUILDING 2 - AVE. FINISHED GRADE @ 144.66m
PROPOSED HEIGHT BUILDING 2 = 18.02m (61.84')

REFER TO BUILDING ELEVATIONS (SHEET A-3.1 ~ A-3.4)

BUILDING #1 & 2 - COMMON INDOOR AMENITY AREA:
REQ'D: 30.0 sq.ft. (2.8 sq.m.) PER UNIT = 159 X 30 = 4742.25 sq.ft. (445.20 sq.m.)
PROPOSED:
DAYCARE: 3571.48 sq.ft. (332.36 sq.m.) - LOCATED IN BLDG. #1 SECOND FLOOR
BUILDING #1: 531.87 sq.ft. (49.41 sq.m.) - LOCATED @ 3RD FLOOR (see A-2.4)
BUILDING #2: 697.77 sq.ft. (64.82 sq.m.) - LOCATED @ MAIN FLOOR (see A-2.6)
TOTAL INDOOR AMENITY: 3571.48 + 531.87 + 697.77 sq.ft. = 4801.12 sq.ft. (446.58 sq.m.)

BUILDING #1 & 2 - COMMON OUTDOOR AMENITY AREA:
REQ'D: AT LEAST 1076 sq.ft. (100 sq.m.)
SHALL BE IN FORM OF CHILDREN'S PLAYGROUND, SWIMMING POOL, BBQ PIT, SPORTS COURT AND/OR SIMILAR FACILITIES.
PROPOSED: 1014.04 sq.ft. (94.21 sq.m.) - LOCATED @ N.W. OF BLDG. #1 SECOND FLOOR (COURTYARD)
3080.42 sq.ft. (286.18 sq.m.) - LOCATED @ N. OF BLDG. #2 MAIN FLOOR (COURTYARD)
TOTAL AREA = 4094.51 sq.ft. (380.38 sq.m.)

BUILDING #1 & 2 - PRIVATE OUTDOOR AMENITY AREA:
REQ'D: 30.0 sq.ft. (2.8 sq.m.) PER UNIT.
SHALL BE DIRECTLY ACCESSIBLE, AND ADJACENT TO THE UNIT IT SERVES
MIN. 30.0 sq.ft. PER UNIT
(SEE SHEET A-2.8 ~ A-2.9 FOR DECK AREA OF INDIVIDUAL UNIT TYPE)

OFF STREET MOTOR VEHICLE PARKING FOR BOTH BUILDINGS:
RESIDENT PARKING (APARTMENT):
REQUIRED:
MARKET STRATA - 1.0 SPACE PER STUDIO & 1 BEDROOM DWELLING UNIT = 1.0 X 78 = 78 SPACES
MARKET STRATA - 1.5 SPACE PER 2 BEDROOM & GREATER DWELLING UNIT = 1.5 X 65 = 97.5 (98) SPACES
AFFORDABLE RENTAL - 0.5 SPACE PER DWELLING UNIT = 0.5 X 16 = 8 SPACES
TOTAL PARKING SPACES REQUIRED = 78 + 98 + 8 = 184 SPACES
(100% OF REQ'S PARKING SPACES SHALL BE LEVEL-2 E.V. CHARGING ROUGHED-IN)

APARTMENT VISITOR PARKING:
REQUIRED: 0.2 SPACE PER DWELLING UNIT = 0.2 X 159 = 31.8 (32) SPACES
PROVIDED: 32 SPACES (2 H/C SPACES, 9 SMALL CARS)
- 16 SPACES @ COURTYARD
- 16 SPACES @ P1
COMMERCIAL (RETAIL):
REQUIRED:
2.0 SPACES PER 100.0 sq.m. OF FLOOR SPACE = (2096.47 / 100) X 2 = 41.93 (42) SPACES
(20% OF REQ'S PARKING SPACES SHALL BE LEVEL-2 E.V. CHARGING ROUGHED-IN & 1% OF REQ'S PARKING SPACES SHALL HAVE E.V. CHARGING STATION INSTALLED)
PROVIDED: 42 SPACES (2 H/C SPACES & 4 SMALL CARS)
- 35 SPACES @ COURTYARD
- 1 SPACES @ P1
CHILD CARE PARKING:
REQUIRED:
1.0 SPACE PER EMPLOYEE, PLUS 2.0 SPACES FOR DROP OFF
= 1.0 SPACE X 4 STAFF + 2 DROP OFF = 6 SPACES
PROVIDED: 6 SPACES @ COURTYARD

BICYCLE PARKING FOR BOTH BUILDINGS:

APARTMENT:
SHORT-TERM:
REQUIRED: 15% OF THE MINIMUM NUMBER OF TOTAL MOTOR VEHICLE PARKING REQUIRED.
15% X (184 + 32) = 32.40 (33) SPACES
PROVIDED: 34 SPACES @ COURTYARD
LONG-TERM:
REQUIRED: 0.5 SPACE PER DWELLING UNIT = 0.5 X 159 = 79.5 (80) SPACES
PROVIDED: 80 SPACES @ P1

COMMERCIAL (RETAIL):
SHORT-TERM:
REQUIRED: 15% OF THE MINIMUM NUMBER OF TOTAL MOTOR VEHICLE PARKING REQUIRED.
15% X 42 = 6.3 (7) SPACES
PROVIDED: 8 SPACES
- 6 SPACES @ COURTYARD
- 2 SPACES @ P1
CHILD CARE (SHORT-TERM):
REQUIRED: 15% OF THE MINIMUM NUMBER OF TOTAL MOTOR VEHICLE PARKING REQUIRED.
15% X 6 = 0.9 (1) SPACE
PROVIDED: 2 SPACE @ COURTYARD

OFF STREET LOADING FOR BOTH BUILDINGS:

APRTMENT:
REQUIRED: N/A
PROVIDED: 2 SPACES
COMMERCIAL (RETAILS) & MISSION LITERACY (INSTITUTIONAL):
REQUIRED:
1.0 LOADING SPACES WHERE THE FLOOR SPACE IS MORE THAN 400.00 sq.m. & LESS THAN 2000.00 sq.m.
PROVIDED: 1.0 SPACE (PROPOSED AREA = 1985.48 sq.m.)

WASTE MANAGEMENT CALCULATION:

RESIDENTIAL:
REQUIRED (COLLECTED WEEKLY):
GARBAGE: 50 L/UNIT/WEEK = 159 X 50 = 7950 L.
7950 L. = 10.39 yd³
RECYCLING: 50 L/UNIT/WEEK = 159 X 50 = 7950 L.
7950 L. = 10.39 yd³
COMPOSTING: 30 L/UNIT/WEEK = 159 X 30 = 4770 L.
4770 L. = 13.25 (14) CARTS
(1 GREEN CART - FOR COMPOSTING ONLY = 360 L. & 1 yd³ = 202 GAL. = 764.555L.)
COMMERCIAL & CHILD CARE (AREA = 2477.80 sq.m.):
REQUIRED (COLLECTED WEEKLY):
GARBAGE: 1 X 4yd³ BIN
RECYCLING: 2 X 6yd³ BIN
COMPOSTING: 5 X 360L. CART
PROVIDED (LOCATED @ PARKADE LEVEL):
GARBAGE: 3 - 6yd³ BINS = 18yd³ TOTAL
RECYCLING: 4 - 6yd³ BINS = 24yd³ TOTAL
COMPOSTING: 20 - 360 L. CARTS

LEGEND:

- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
- PLAYGROUND / COMMON OUTDOOR AMENITY SPACE - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- LANDSCAPING AREA - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- PROPOSED APARTMENT BUILDING
- 2 BUILDING NUMBER
- PUBLIC PASSAGEWAY
- PRIVATE DECK FOR EACH UNIT
- LANDSCAPING HARD PAVEMENT - REFER TO LANDSCAPING DRAWINGS FOR DETAILS

ISSUE TABLE			Description		
No.	Issue	By	Description	No.	Issue
1	ISSUED FOR DEVELOPMENT PERMIT	D.H.	24/09/2020	1	ISSUED FOR DEVELOPMENT PERMIT
2	REVISION	D.H.	25/07/2021	2	REVISION
3	REVISION	D.H.	26/07/2021	3	REVISION
4	REVISION	D.H.	26/07/2021	4	REVISION
5	REVISION	D.H.	26/07/2021	5	REVISION
6	REVISION	D.H.	26/07/2021	6	REVISION
7	REVISION	D.H.	26/07/2021	7	REVISION
8	REVISION	D.H.	26/07/2021	8	REVISION

TRIOARCHITECTURE.CA

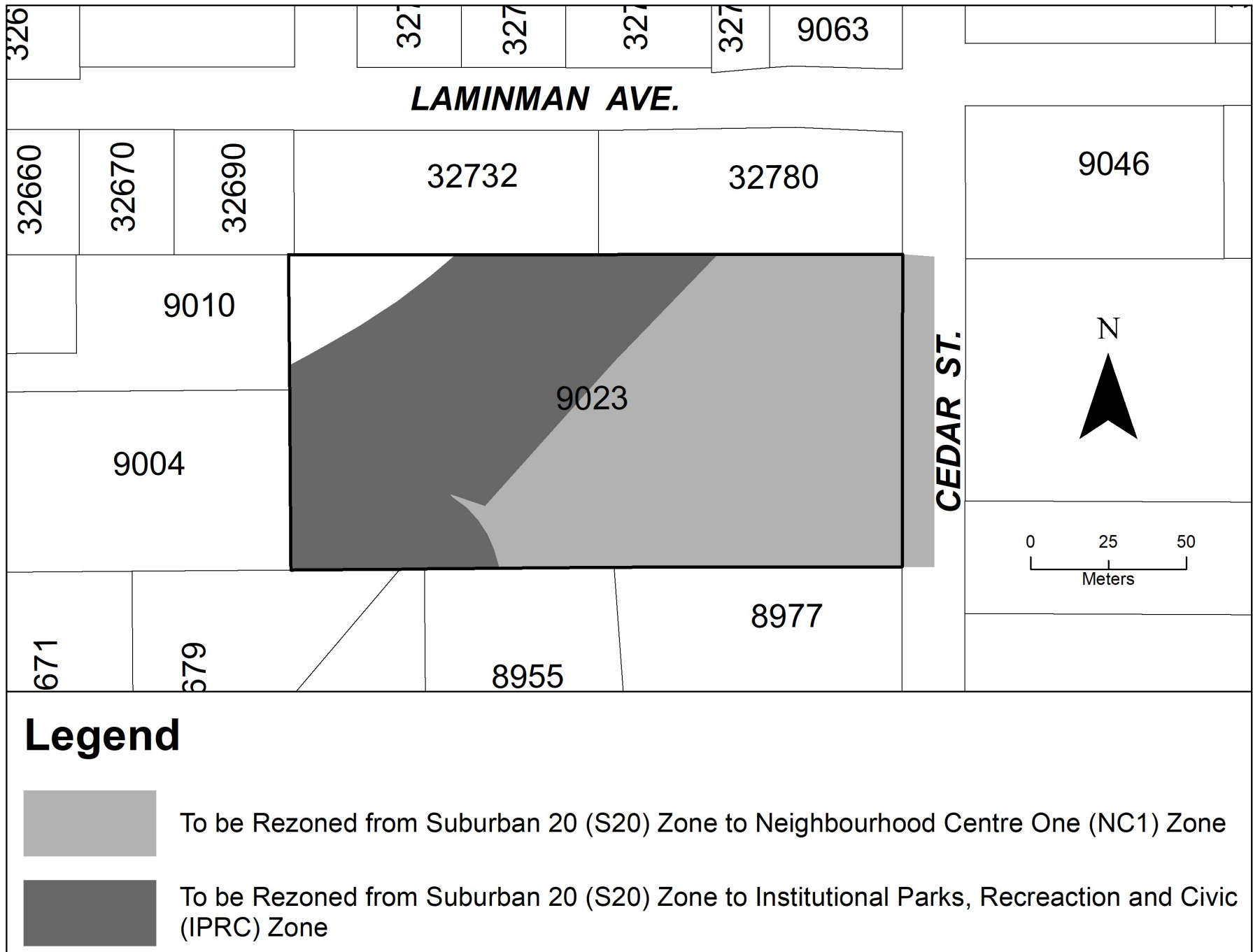
TRIO Architecture Inc.
Unit B 33623 Willow Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

Architecture Seal

PROPOSED APARTMENTS
9023 CEDAR STREET
MISSION, B.C.

SITE PLAN
A-1.1

Project no. 218175
Sheet no. 1



**CITY OF MISSION
DEVELOPMENT PERMIT DP20-106**

Issued to: 1131569 BC Ltd
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 6789 Waltham Avenue, Burnaby, BC V5H 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: **9023 Cedar Street**
Parcel Identifier: 004-339-398
Legal Description: PARCEL "L" (REFERENCE PLAN 3302) OF THE SOUTH EAST QUARTER
SECTION 32 TOWNSHIP 17 EXCEPT: PART SUBDIVIDED BY PLAN
32567, NEW WESTMINSTER DISTRICT

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.

The said lands are zoned Neighbourhood Centre One (NC1) Zone pursuant to "City of Mission Zoning Bylaw 5949-2020" as amended.

"City of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:

- (i) Amend Section 401.G.1 to increase the maximum building height from 19.1 m to 23 m.
- (ii) Amend Section 401.D.1 to reduce the front setback from 6 m to 5 m.
- (iii) Amend Section 401.E.1 to increase the maximum lot coverage from 60% to 70%.
- (iv) Amend Section 401.F.2 to increase the permitted floor space ratio of apartment use from 65% to 88%.
- (v) Amend Section 111.F.3 to increase the maximum distance from the off-street loading space to the commercial units from 12 m to 80 m.
- (vi) Amend Section 111.C.1 to allow off-street loading spaces to be used alongside other uses.

"City of Mission Development and Subdivision Control Bylaw" as amended is hereby varied in respect of the said lands as follows:

- (i) Amend 'Schedule L – Waste Management Design Guidelines' to reduce minimum width of the collection/loading area from 6 m to 5 m.
- (ii) Amend 'Schedule L – Waste Management Design Guidelines' to provide one large communal waste enclosure to accommodate both commercial and residential waste, as opposed to two separate waste collection areas.

See Schedule A for a site plan with these variances detailed.

"City of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered A-0.1 to A-3.4 inclusive, and landscape drawing L-1 to L-2 which are attached hereto and form part of this permit (Schedule B).

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

2.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered A-0.1 to A-3.4 inclusive, prepared by TRIO Architecture Inc. (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
- (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
- (c) Parking and siting thereof shall substantially conform to the plans.
- (d) The following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L-1 to L-2 prepared by C.Kavolinas & Associates Inc.
 - (ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.

3. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

- (a) An Irrevocable Letter of Credit in the amount of \$207,230 for the purpose of:

- (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
- (b) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
5. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
6. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
7. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

DEVELOPMENT PERMIT

DP20-106

Page 4

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month], [Click here to type year].

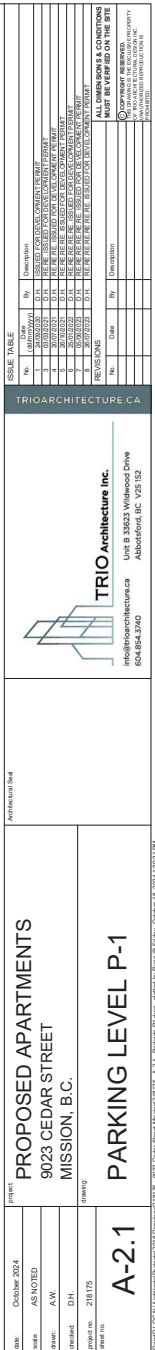
Paul Horn,
MAYOR

Jennifer Russell
CORPORATE OFFICER

Mixed-use and Commercial DP20-106



Information Package - Page 46





C. KAVOLINAS & ASSOCIATES INC.
Contact: Clark Kavolinas
2462 Jonquil Court Abbotsford, B.C. V3G 3E8
p. 604.857.2376
f. 604.850.2369
email: kavolinas@shaw.ca

ATTACHMENT E

SCHEDULE B



1 SITE ELEVATION - EAST (CEDAR STREET)
SCALE: N.T.S.



2 SITE ELEVATION - NORTH
SCALE: N.T.S.



3 SITE ELEVATION - WEST
SCALE: N.T.S.



4 SITE ELEVATION - SOUTH (DRIVEWAY)
SCALE: N.T.S.

PROJECT		ARCHITECTURAL FIRM	
DATE	October 2, 2024	PROJECT	PROPOSED APARTMENTS
SCALE	AS NOTED	ADDRESS	9023 CEDAR STREET
DESIGNER	SK, AIA	CITY	MISSION, B.C.
DESIGNED BY	DIA	ARCHITECT	TRIO Architecture Inc.
DATE OF ISSUE	2/11/25	CONTACT	Unit B 3523 Wilwood Drive
PROJECT NO.		PHONE	Abbotsford, BC V2S 5Z1
ISSUE NO.		FAX	604-884-5940
A-0.1		ARCHI. RENDERING - SITE ELEVATIONS	
ISSUE TABLE		TRIOARCHITECTURE.CA	
No.	Revised	By	Description
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100	10/2/2024	SK	Revised to include comments from client

SCHEDULE B

[illegible]

SCHEDULE B

[illegible]

ATTACHMENT E

SCHEDULE B



1
A-04
VIEW 5
SCALE: N.T.S.



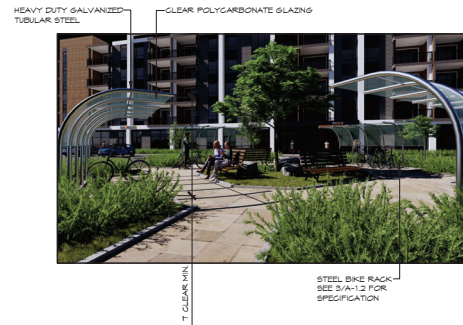
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A-04
VIEW 6
SCALE: N.T.S.

Date	October 2, 2024	Project	PROPOSED APARTMENTS 9023 CEDAR STREET MISSION, B.C.	Architectural Scale	TRIO Architecture Inc. info@trioarchitecture.ca 604.884.5940	No.	1	By	J. [Name]	Description	Issued for construction
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SCHEDULE I



ATTACHMENT E

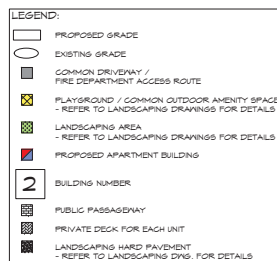


PERSPECTIVE VIEWS FOR
SHORT-TERM BICYCLE PARKING

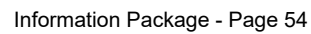


BIKE ROCK SPECIFICATIONS:
OVERALL HEIGHT - 8.86" (225mm)
DEPTH - 13.00" (330mm)
WIDTH - VARIES
WHEEL LOCATORS - 0.63" (16mm) Ø TUBE

BIKE RACK
SCALE: N. T. S.

[illegible]

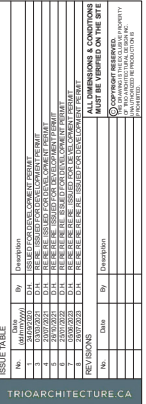
SCHEDULE B



SCHEDULE I

[illegible]

SCHEDULE B

[illegible]

TRIO Architecture Inc.
Unit B 33623 Wigwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

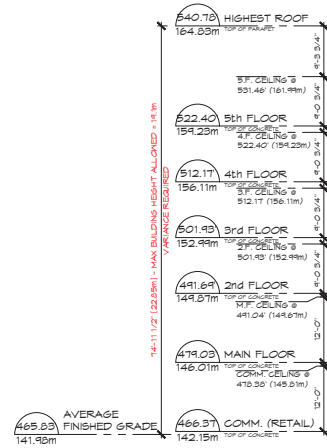


date:	October 2024
scale:	AS NOTED
drawn:	A.F./A.W.
checked:	D.H.
project no.	218175
SHEET NO.	A-3.1

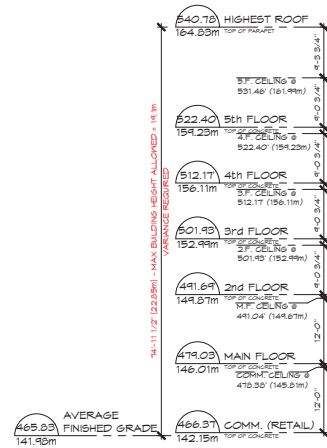
ATTACHMENT E

SCHEDULE B

BUILDING #1



BUILDING #1 - LEFT (S.) ELEVATION
SCALE: 3/32" = 1'-0"



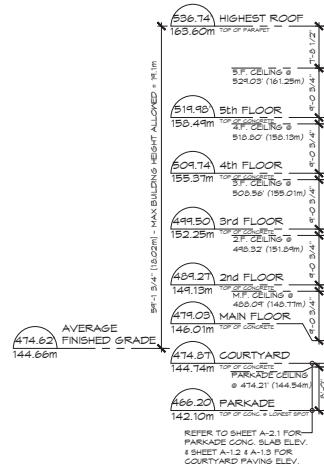
BUILDING #1 - RIGHT (N.) ELEVATION
SCALE: 3/32" = 1'-0"

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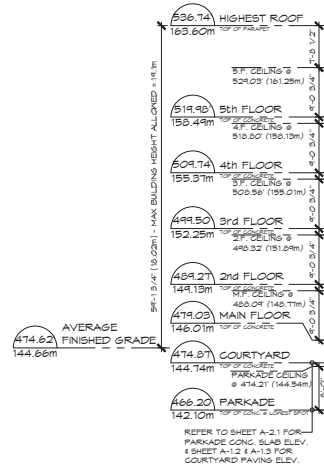
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9023 CEDAR STREET		MISSION, B.C.	
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SCALE		AS NOTED	
DESIGNED BY		A/E	
CHECKED BY		A/E	
DATE		OCTOBER 2024	
SCALE		AS NOTED	
DESIGNED BY		A/E	
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SCHEDULE B

BUILDING #2



1 BUILDING #2 - FRONT (E.) ELEVATION
SCALE: 3/32" = 1'-0"

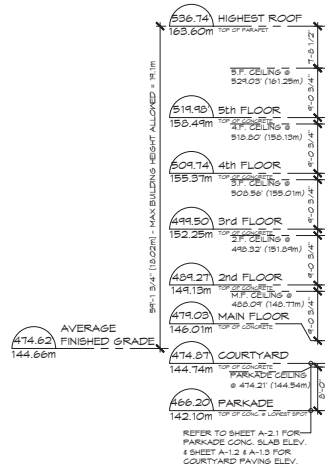


2 BUILDING #2 - RIGHT (N.) ELEVATION
SCALE: 3/32" = 1'-0"

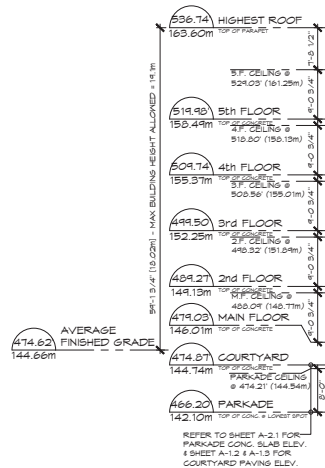
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SCHEDULE B

BUILDING #2



1 BUILDING #2 - LEFT (S.) ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING #2 - REAR (W.) ELEVATION
SCALE: 3/32" = 1'-0"



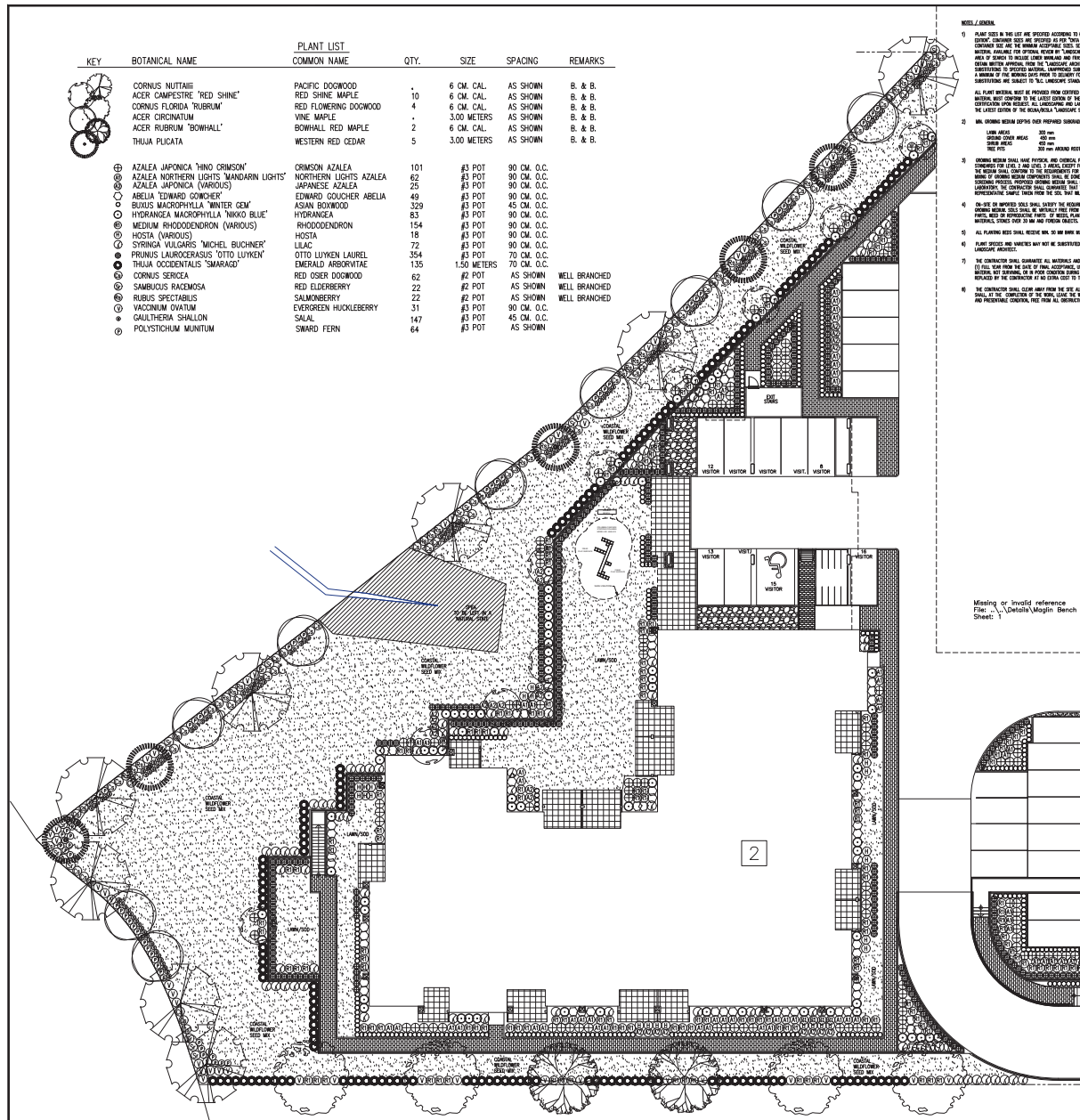
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PROPOSED APARTMENTS									
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MISSION, B.C.									
BUILDING #1 -									
LEFT & REAR ELEVATION									
A-3.4									
date	October 2004	scale	AS NOTED	drawn	S.K./A.W.	checked	D.H.	project no.	218175
drawn by		checked by		drawn by		checked by		drawn by	
TRIO ARCHITECTURE INC.									
1101 HOLLAND AVENUE #100									
VANCOUVER, BC V6E 2K2									
UNIT 3 3523 VICTORIA DRIVE									
ABERFORD, BC V2S 5Z2									
604-684-1540									
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SCHEDULE 8

Information Package - Page 60

ATTACHMENT E

SCHEDULE B

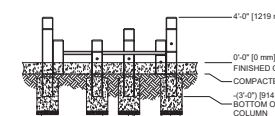
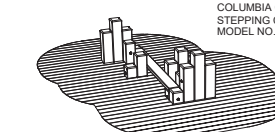
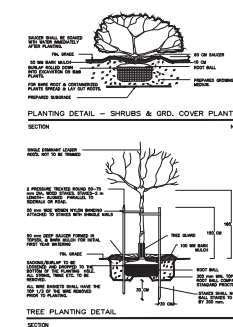


KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTANS	PACIFIC DOGWOOD	1	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CIRCINATUM	VINE MAPLE	1	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	5	3.00 METERS	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	101	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	62	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	25	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	49	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	329	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	83	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	154	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	18	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	72	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	354	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	135	1.50 METERS	70 CM. O.C.	
	CORNUS SERICEA	RED OSIER DOGWOOD	62	#2 POT	AS SHOWN	WELL BRANCHED
	SAMBUCUS RACEMOSA	RED ELDERBERRY	22	#2 POT	AS SHOWN	WELL BRANCHED
	RUBUS SPECTABILIS	SALMONBERRY	22	#2 POT	AS SHOWN	WELL BRANCHED
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	31	#3 POT	90 CM. O.C.	
	GAULTHERIA SHALLOON	SAUL	147	#3 POT	45 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	64	#3 POT	AS SHOWN	

NOTES / GENERAL

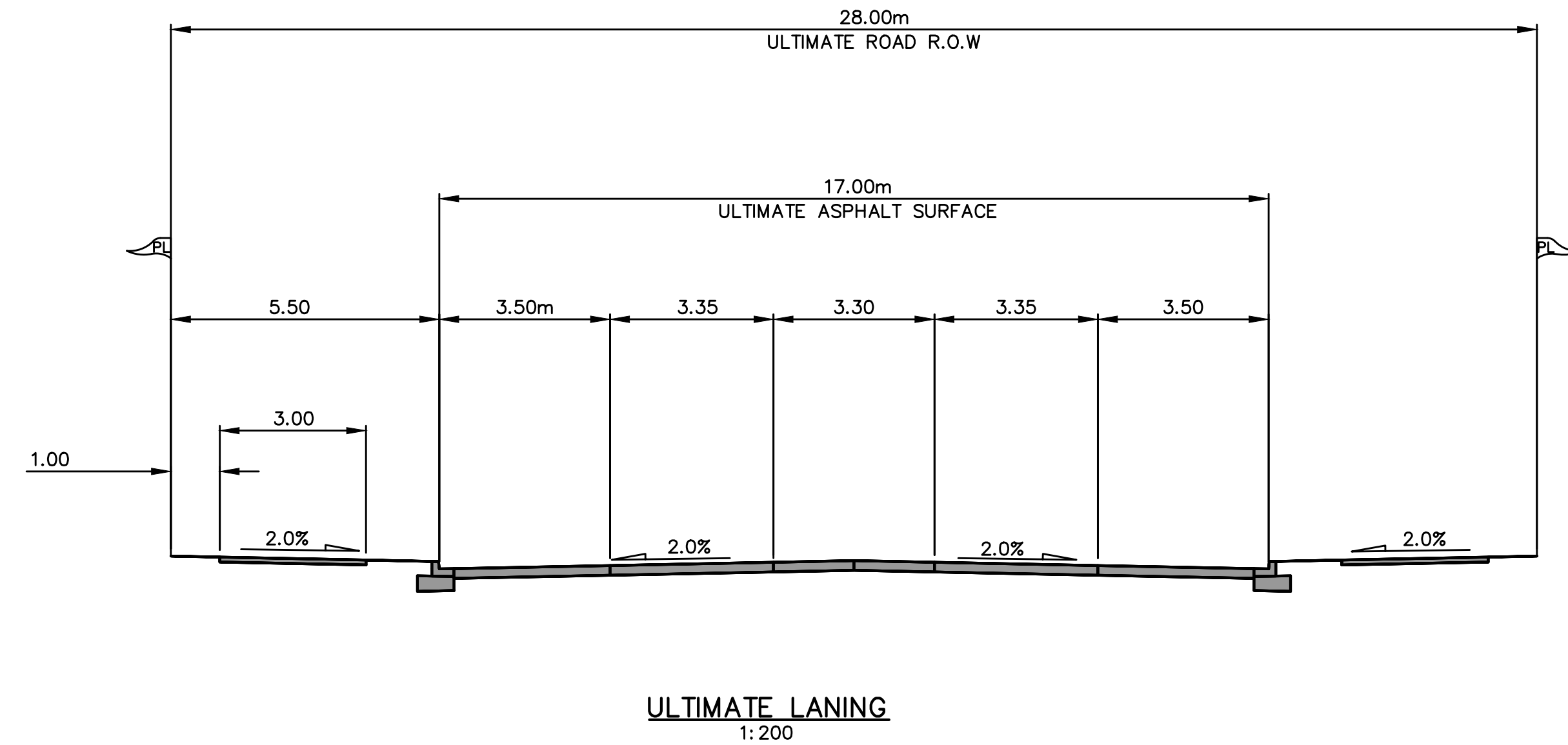
- PLANT SPECIES IN THE LIST ARE PROVIDED AS GUIDELINES TO THE LANDSCAPE DESIGNER. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIES AND THE SELECTION OF PLANT SPECIES THAT ARE APPROPRIATE FOR THE SITE. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIES THAT ARE APPROPRIATE FOR THE SITE. THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT SPECIES THAT ARE APPROPRIATE FOR THE SITE.
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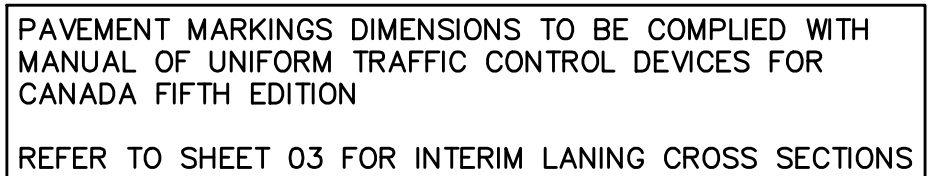
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		ISSUED MARCH 26, 2024	
DATE		REVISIONS	NO.
C. KAVOLINAS & ASSOCIATES INC. BCALA CSA 2462 JONQUIL COURT ABBOTSFORD, B.C. V3G 3E8 PHONE (604) 857-2376			
CLIENT MR. DARREN HALL D & D DESIGN INC. UNIT B 33623 WILLOWOOD DRIVE ABBOTSFORD, B.C. V2S 1S2			
TITLE PLAN VIEW LANDSCAPE PLAN CONDO DEVELOPMENT BUILDING #2 9023 CEDAR STREET MISSION, B.C.			
SCALE 1:200	DATE SEPT/23		
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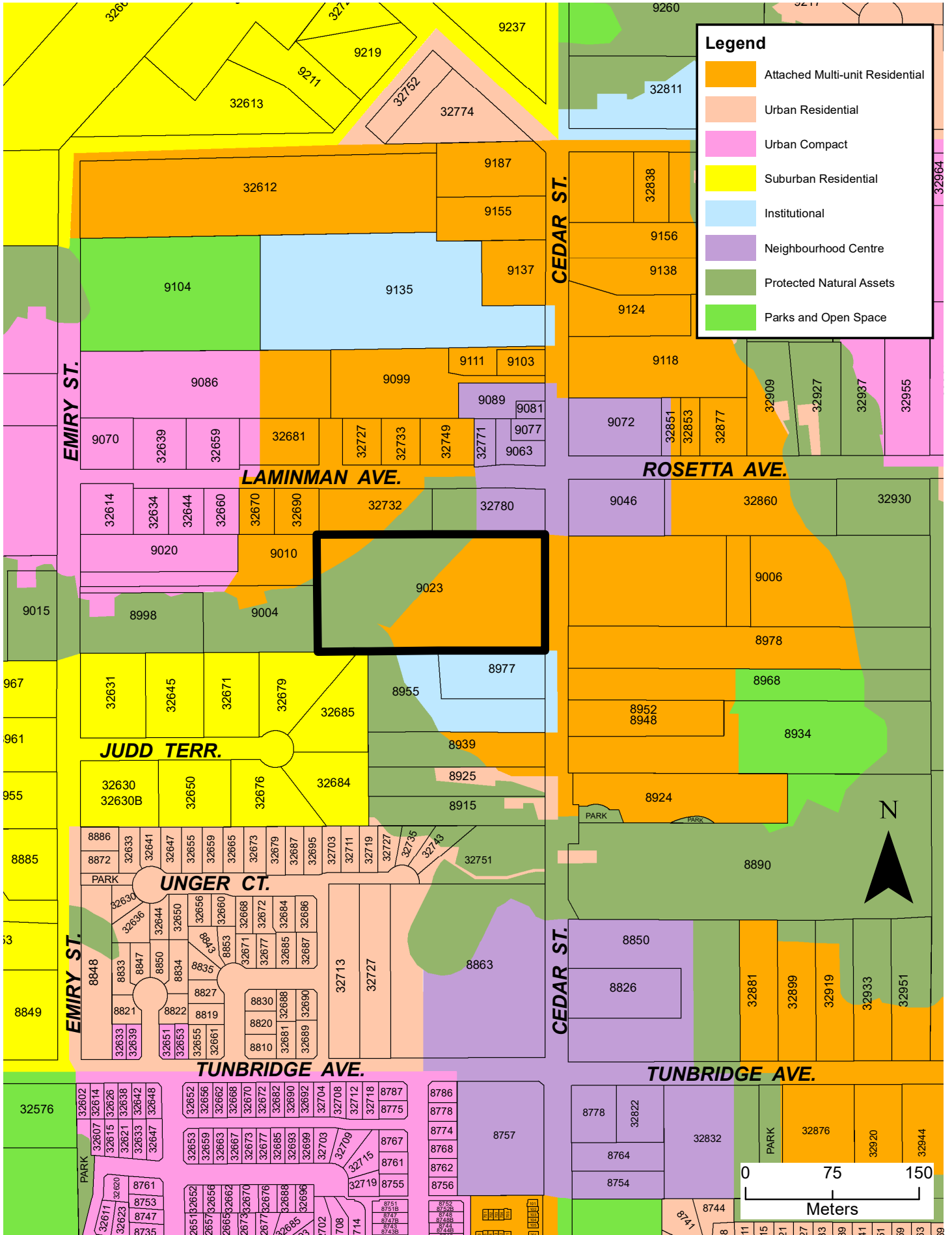
REFER TO SHEET 03 FOR LANING CROSS SECTIONS

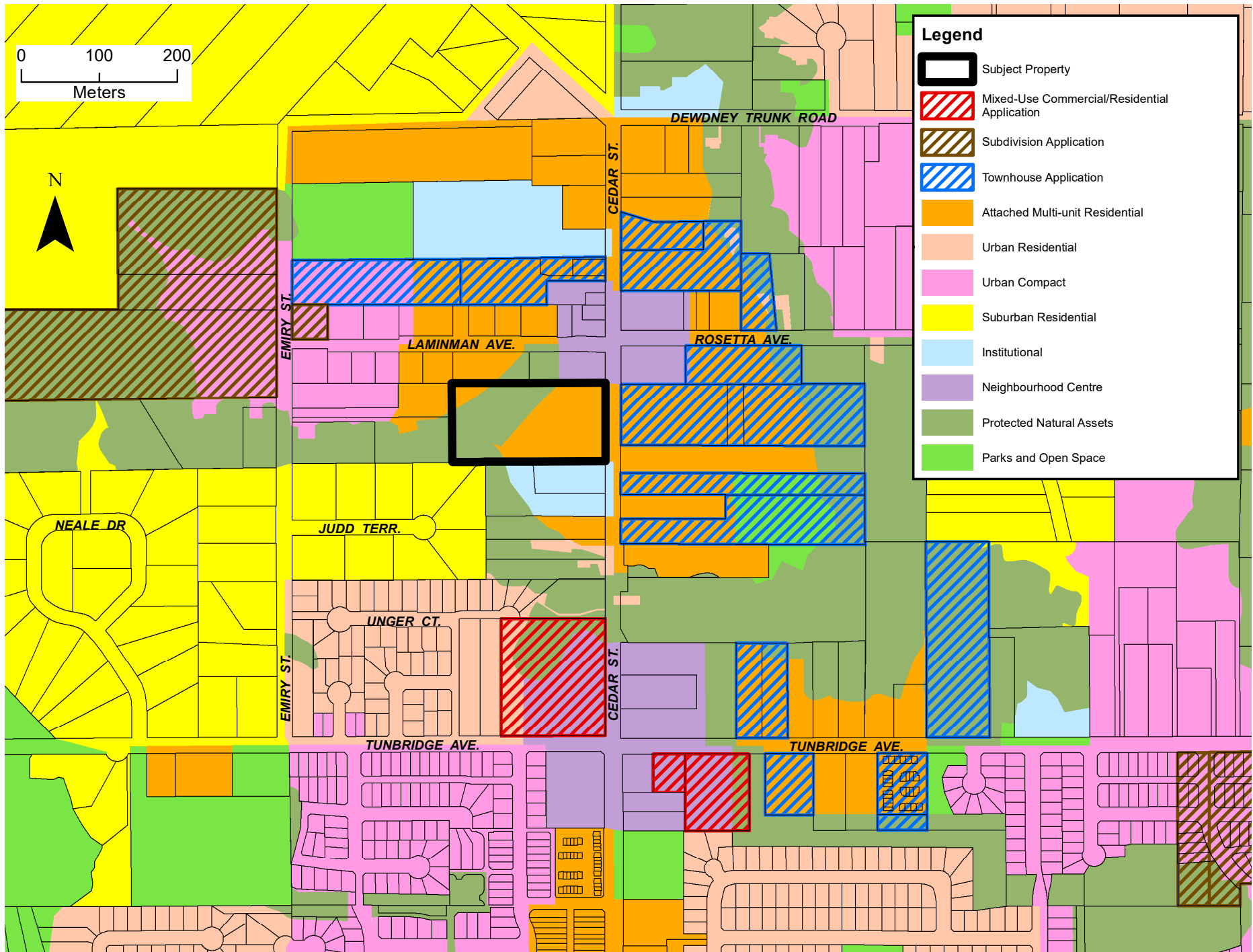
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REFER TO SHEET A21-0963/A-05 FOR ULTIMATE LANING GEOMETRY
OF THE INTERSECTION NORTH OF THE PROPOSED PROJECT

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January 25, 2024
9023 Cedar
Public Information Meeting

We held the public information meeting on January 24, 2024 from 4:30pm to 7:30pm at the Valley Christian School at 8955 Cedar Street. We had a count of 22 people and or couples that came to view our presentation, ask questions and made comments, including councillors Gill and Plecas as well as Mike Younie. There was only person that wanted to leave a comment sheet which is attached to the email, one person took a copy of the comment sheet and said they would send it to us via email, but it was never received. All of the people in attendance were very happy that a substantial amount of commercial space was finally coming to Cedar valley, there were some questions about traffic, pedestrian safety and being located next to the school. The school principal and a couple of their board members were there as well and they were excited that the neighborhood was expanding and the prospect of possible new students and that there is a commercial component and that some of the units were going to be affordable rentals. We feel that it was a resounding success and hope to see the project move forward soon.

Regards

Darren Hall

Trio Architecture Inc.